

ADMINISTRATION  
OF  
PHILIPPINE  
LANDS

REPORT

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# ADMINISTRATION OF PHILIPPINE LANDS

## REPORT

BY THE COMMITTEE ON INSULAR AFFAIRS  
OF THE HOUSE OF REPRESENTATIVES OF  
ITS INVESTIGATION OF THE INTERIOR DE-  
PARTMENT OF THE PHILIPPINE GOVERN-  
MENT TOUCHING THE ADMINISTRATION OF  
PHILIPPINE LANDS AND ALL MATTERS OF  
FACT AND LAW PERTAINING THERETO, IN  
PURSUANCE OF HOUSE RESOLUTION NO. 795

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(IN TWO VOLUMES)

VOLUME 1



MARCH 3, 1911.—Submitted by Mr. OLMSTED, from the Committee on Insular Affairs, and ordered to be printed. (To accompany H. Res. 795)

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## ADMINISTRATION OF PHILIPPINE LANDS.

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In pursuance of House Resolution No. 795, adopted on the 25th day of June, 1910, the last day of the second session of the Sixty-first Congress, and reading as follows:

Whereas it has been publicly charged that sales and leases of public lands have been made in the Philippines in violation of law: Now therefore be it

*Resolved*, That the House Committee on Insular Affairs be, and it is hereby, empowered and directed to make a complete and thorough investigation of the interior department of the Philippine Government touching the administration of Philippine lands and all matters of fact and law pertaining thereto, whether the same are to be had in the United States, the Philippine Islands, or elsewhere, and to report to the House during this Congress all the evidence taken and their findings and recommendations thereon; that in conducting said inquiry said committee shall have power to subpoena and require the attendance of witnesses, to administer oaths, to require the production of books, papers, and documents, whether of a public or private character, and to employ necessary assistance, legal or otherwise, and make necessary expenditures, the cost of said investigation to be paid out of the contingent fund of the House. The powers hereby conferred may be exercised while the House is in session or during the recess of Congress by the committee or any duly appointed subcommittee thereof.

the Committee on Insular Affairs, having made the required investigation, submits the following report:

We have called before us and examined at length the following officers of the Philippine Government: Capt. Charles H. Sleeper, director of the bureau of lands; Dean C. Worcester, secretary of the interior; Frank W. Carpenter, executive secretary; and Ignacio Vilamator, attorney general; also Rafael Del-Pan, the leading counsel employed by the Philippine Government in connection with the titles to friar lands. We required also to be brought here the records of the Philippine Government touching land sales, from which records much information was furnished by the Philippine officials above named. We also called and examined John Henry Hammond, Horace Havemeyer, Charles J. Welch, and Carl A. De Gersdorff, and caused to be produced for examination the books of the Mindoro Development Co. We examined also E. L. Poole, manager of the Mindoro Development Co., of the San Carlos Agricultural Co., the San Francisco Agricultural Co., and the San Mateo Agricultural Co., and of the San Jose estate; also Col. Frank J. McIntyre, assistant Chief of the Bureau of Insular Affairs, Aaron Gove, and Manuel L. Quezon, one of the Resident Commissioners to the United States from the Philippine Islands.

These witnesses, after thorough examination by members of the committee, were also, by permission of the committee, examined by

Representative Martin, of Colorado, the author of the resolution. Mr. J. H. Ralston, counsel for the Anti-Imperialist League of Boston, submitted in writing such questions as he desired, and they were propounded by members of the committee. He also submitted a brief. Many days were consumed in the taking of testimony, all of which is submitted herewith and as part hereof.

The lands of the Philippine Islands may, for the purposes of this report, be divided into three classes:

1. *Private lands*.—Lands which, at the time of the passage of the act of Congress entitled "An act temporarily to provide for the administration of affairs of civil government in the Philippine Islands, and for other purposes," approved July 1, 1902, and commonly called the "Organic act," were, and still are, in the private ownership of individuals or corporations as distinguished from Government ownership of any kind. They are estimated at 7,000,000 acres.

2. *Public lands*.—These are lands which belonged to the Spanish Crown, and by the treaty of Paris became the property of the United States. They are estimated to contain about 60,000,000 acres.

3. *Friar lands*.—These were at the time of the passage of the organic act in the private ownership of certain religious orders, from whom, under authority of the said act, they were subsequently purchased by the Philippine Government. They cover about 400,000 acres. They cost the Philippine government, in round numbers, \$7,000,000, and bonds to that amount were issued to provide the funds for their purchase.

#### LIMITATION UPON CORPORATE HOLDING OF LANDS.

Section 75 of the organic act provides as follows:

SEC. 75. That no corporation shall be authorized to conduct the business of buying and selling real estate or be permitted to hold or own real estate except such as may be reasonably necessary to enable it to carry out the purposes for which it is created, and every corporation authorized to engage in agriculture shall by its charter be restricted to the ownership and control of not to exceed one thousand and twenty-four hectares of land; and it shall be unlawful for any member of a corporation engaged in agriculture or mining and for any corporation organized for any purpose except irrigation to be in anywise interested in any other corporation engaged in agriculture or in mining. Corporations, however, may loan funds upon real-estate security and purchase real estate when necessary for the collection of loans, but they shall dispose of real estate so obtained within five years after receiving the title. Corporations not organized in the Philippine Islands and doing business therein shall be bound by the provisions of this section so far as they are applicable.

This is a general provision and applies equally to private lands public lands, and friar lands.

There is no limit to the amount of private lands which may be acquired or owned by natural persons.

Public lands acquired by the United States under the treaty of peace with Spain may not be sold by the Philippine Government in quantities exceeding 16 hectares to one person or 1,024 hectares to any corporation or association of persons. A hectare is equal to about 2½ acres.

There have been 62 sales of public lands made by the Philippine Government since the passage of the organic act of 1902, covering an area of 14,790 acres. Ten of these purchasers were corporations, whose purchases aggregated 13,177 acres. Owing to the restrictions on the sale of public lands, or for some other reason, there have been only 52 sales to individuals in tracts of 40 acres or less, their purchases aggregating 1,612 acres out of the total of some 60,000,000 acres offered for sale. In no single instance has there been more than 16 hectares of public lands sold to a single person or 1,024 hectares to a corporation or association of persons.

There is no manner of doubt that the organic act limits to 16 hectares, or 40 acres, the amount of public land which one person may acquire. Does that limitation extend to friar lands? That question, which will presently be discussed, is the most important one involved in this inquiry.

There have been made 8,393 sales of friar lands. Of these sales 82 involve amounts in excess of 16 hectares, or 40 acres each.

The following table shows the name of each purchaser, the name of the friar-land estate, the number of hectares purchased (omitting fractions), and the sale price in pesos, 2 pesos being equal to \$1 in value:

*Friar lands sales of more than 16 hectares to one person.*

Purchasers.	Estate.	Total area.	Price.
		<i>Hectares.</i>	
Adriana Sevillana.....	Banilad.....	19	P1,184.58
Victoria Rallos.....	do.....	25	1,509.84
Juan P. Gordoro.....	do.....	18	25,995.91
Anacleto Reyes.....	Dampol.....	39	6,633.97
Jacinto Ycasiano.....	do.....	26	4,869.13
Augustin Mariano.....	do.....	39	6,964.26
Pollicarpio de Jesus.....	do.....	20	3,679.22
Pedro G. Gonzales.....	do.....	59	10,999.41
Monica Galvez.....	do.....	63	11,764.09
Claro Castro.....	do.....	24	4,818.11
Lazaro Buktaw.....	do.....	43	7,644.14
Manuel Casal.....	do.....	127	24,372.71
Conrado Ayllon.....	do.....	44	8,114.78
Eustaquio Avendaño.....	do.....	65	12,306.07
Antonio Alva.....	do.....	20	3,577.86
Gervacio Alejandrino.....	do.....	37	7,001.00
Benigno Angelo.....	do.....	38	6,798.00
Juan Alano.....	Guiguinto.....	26	5,015.44
Cayetano Bernardo.....	do.....	27	5,803.38
Pedro Bernardo.....	do.....	19	4,038.00
Doroteo Bulaong.....	do.....	17	3,583.88
Pedro Dimagiba.....	do.....	19	3,877.00
Pedro Figueroa y Manalo.....	do.....	17	3,194.98
Rosenda Mendoza.....	do.....	53	10,163.04
Andres Pascual.....	do.....	19	3,621.99
Martina Rodrigo.....	do.....	29	6,037.91
Geronimo Angeles.....	Malinta.....	16	2,270.18
Remigio Bautista.....	do.....	29	2,967.64
Marcelo Buenaventura.....	do.....	41	5,784.12
Arcadio Constantino.....	do.....	31	7,445.32
Patricio Cuerpo.....	do.....	30	6,295.64
Esteban Daes.....	do.....	46	9,926.26
Faustino Duke.....	do.....	25	5,068.18
Raymundo Duran.....	do.....	16	2,800.72
Estanislao Francisco.....	do.....	17	1,360.72
Florencio Gregorio.....	do.....	16	2,156.96
Patricia Miranda.....	do.....	37	13,136.20
Roman Ramos.....	do.....	19	2,795.12
Nemesio Delfin Santiago.....	do.....	49	9,266.42
Gualberto Santos.....	do.....	18	2,527.16
Pascuala Serrano.....	do.....	39	6,748.38



*Friar lands sales of more than 16 hectares to one person—Continued.*

Purchasers.	Estate.	Total area.	Price.
		<i>Hectares.</i>	
Tiburcio Serrano.....	Malinta.....	22	₱3,937.76
Rufino D. Valenzuela.....	do.....	21	3,875.00
Joaquina Lanson.....	Orion.....	19	3,078.93
Vicente Rodriguez.....	do.....	22	3,493.82
Esperanza Monjon.....	do.....	21	2,753.72
Macario Santos.....	do.....	74	1,244.37
F. J. Banyea and Joseph Pollacek.....	Muntinlupa.....	308	10,740.32
Estanislao Espeleta.....	do.....	42	2,953.40
Bayanan plantation syndicate.....	do.....	123	4,133.00
E. L. Poole.....	San Jose.....	22,484	734,000.00
Francisco Mendoza.....	San Marcos.....	87	14,839.50
Leonardo Alagabre.....	Santa Rosa.....	23	5,988.76
Francisca Almeda.....	do.....	72	15,968.09
Petronila Almodovar.....	do.....	15	3,653.52
Francisco Arambulo.....	do.....	20	5,572.52
Florencio Baillon.....	do.....	24	5,189.72
Angel Bantatua.....	do.....	33	7,574.40
Sotero Battallanes.....	do.....	24	4,702.44
Narciso Batiller.....	do.....	66	13,126.80
Doroteo Carteciano.....	do.....	60	9,794.32
Gregorio Carteciano.....	do.....	36	8,907.80
Petrona Gomez.....	do.....	17	4,232.88
Antonio Gonzales.....	do.....	35	8,530.76
Francisco Gonzales.....	do.....	18	4,475.80
Ursula de Guzman.....	do.....	47	11,995.80
Teodorico Layon.....	do.....	18	4,621.24
Marcelo Leyco.....	do.....	20	5,070.84
Antonio Lijauco.....	do.....	22	5,762.64
Emilio Lijauco.....	do.....	36	8,510.36
Teodora Lijauco.....	do.....	24	6,424.20
Nicolas Limcaco.....	do.....	19	3,732.00
Maria Manguerra.....	do.....	22	5,248.36
Z. K. Miller.....	do.....	66	12,774.64
Tomas Nepomoceno.....	do.....	29	7,726.32
Pablo Perlas.....	do.....	46	10,010.32
Pedro Perlas.....	do.....	121	23,542.62
Viturina de los Reyes.....	do.....	34	7,376.16
Delfin Vallejo.....	do.....	32	8,180.36
Ponciano Vallejo.....	do.....	16	369.40
Andres Zavalla.....	do.....	120	29,929.78
Angel Zavalla.....	do.....	51	11,849.68

Of the 82 persons who have thus purchased more than 16 hectares each of friar lands, 78 are Filipinos and 4 are Americans. Four hundred and ninety-two persons have outstanding leases of more than 16 hectares each of friar lands. Four hundred and seventy-five of such lessees are Filipinos, 15 are Americans, and 2 Englishmen. The most of these leases are for one year. A few of them are for shorter (p. 208) and a few for longer periods. Some of them contain specific options to purchase, as in the case of Gen. Emilio Aguinaldo, who acquired possession of 1,050 hectares under a lease with an option to purchase, and as construed by the officials of the Philippine Government every lease of friar lands involves an option to purchase. If any of these sales or leases in excess of 16 hectares to one person were illegal they were all illegal whether the purchasers were Filipinos or Americans.

The principal sale of friar lands, the one which had attracted most attention, and the one which led to the introduction and passage of this resolution of inquiry, was the sale to E. L. Poole, of the San Jose estate, on the island of Mindoro, comprising 22,484 hectares.

## THE FRIAR LANDS.

The so-called friar lands were for a long time owned by certain religious orders. They covered, as already stated, about 400,000 acres. About one-half of them were unoccupied and practically untenanted. The other half was very thickly peopled. The tenants and their subtenants, with their families and servants, numbered more than 161,000. The friars were persons of great power and influence in their respective communities and were supposed to be in close touch with the Spanish Government. This and the allegation that they were oppressive landlords led to their being driven from their parishes to Manila during the insurrection against Spain, which preceded the Spanish-American War. When that war had ceased and peace been restored the friars sought possession of their lands. The tenants themselves setting up claims of ownership refused either to pay rent or to surrender possession.

Where such powerful interests and so many persons were concerned, the situation was very difficult and threatened the peace of the islands.

To correct and cure these evils, Congress, in the act of 1902, which will be discussed a little later, provided for the purchase of these lands by the Philippine Government, with authority to borrow money for that purpose, issue bonds to the amount thereof, and, the friar titles being thus acquired, to sell the lands and apply the proceeds to the redemption of the bonds—the occupants being given the preference in the matter of purchase. The negotiations with the friars were largely conducted by William H. Taft, now President of the United States, but then Governor General of the Philippine Islands. It is a matter of history that, for the purpose of securing the relinquishment of the friar titles, he visited and conferred with the Pope at Rome. There were certain of the unoccupied friar lands which the Government was not very anxious to purchase, but the friars would not sell the others without them, so they were taken along with the rest, but at lower prices.

## THE SALE OF THE SAN JOSE ESTATE.

The largest unoccupied tract of friar land acquired by the Philippine Government was the San Jose estate, situated in the southwestern part of the island of Mindoro, and having an area of 22,484 hectares, or a little over 56,000 acres. This large unoccupied tract the friars had insisted should be included along with the thickly populated estates, and the Government deemed it wise, in any event, to secure, as far as possible, the departure of the friars from the islands and to prevent their return to their estates, which latter reason afforded additional cause for the purchase.

The island of Mindoro is distant about 165 nautical miles from Manila, requiring about 24 hours to make the trip. The whole island contains something more than 2,500,000 acres. Although the land is said to be fertile, only about one-third of 1 per cent of it is under cultivation. About 4 per cent of the total area of the island is in private ownership, and the remainder, with the exception of the San José estate, is public land, offered for sale at about \$2 per acre. The original cost of this estate to the Philippine Govern-

ment was \$298,782.07. It was producing no revenue, but costing something for care and attention. The interest upon the bonds representing the cost price was also a very considerable item. Under these circumstances, the Government officials were anxious to effect a sale as soon as possible, and the limitations, which the original Philippine friar lands act imposed upon sales, having been removed by a subsequent amendment, they issued a prospectus, offered the estate for sale, and at every opportunity brought it to the attention of persons whom they thought might become purchasers. The first person whom they were able to induce to visit the estate, with the idea of purchase, was J. Montgomery Strong, a banker of Little Falls, N. J., who went there in March, 1909, and who, it now appears, represented Horace Havemeyer and Charles J. Welch, the latter being his relative by marriage. He did not disclose to the Philippine officials the names of those whom he represented. Up to that time no offer had been made for any portion of the San José estate, nor had a single acre of public land been sold on the island. Mr. Strong did not report very favorably to his clients upon the San José estate, but recommended the purchase of certain private lands situated near thereto, and which could be had at lower prices.

Mr. John Henry Hammond, a prominent New York attorney, was employed by Horace Havemeyer on behalf of himself, Charles J. Welch, and Senff to investigate and report upon the Philippine land laws, particularly as touching the rights of corporations in the islands. He called at the Bureau of Insular Affairs in Washington, and, in the absence of Gen. Clarence Edwards, chief of the bureau, had a conversation with the assistant chief, Col. Frank McIntyre. In that conversation he in some way gained the impression that there was a limitation upon the amount of friar land which could or would be sold to a single purchaser. Col. McIntyre testifies that he never intentionally gave such an impression, except as to purchases by corporations. He understood that they could hold only 1,024 hectares, but the department had always understood that since the amendment to the friar lands act there was no limit to the amount which could be sold to individuals.

Mr. Hammond testifies that his clients had contemplated the purchase of private lands. "There was," he says, "the question of occupancy and whether occupancy had ripened into title or not, and my recollection is that where lands had been occupied for a certain number of years and you could not prove actual title, that by going to the Government it would perfect the title in some manner. I can not tell you exactly what it was, because I did not go into it from the standpoint of the legal title; I was taking it largely from what Mr. Welch said, what he appeared to know, that it was defective in some way, but could be cured," and that "I know it was mentioned, and I remember particularly that there were some questions about the title, and a title that might be cured by Government action, because that was one of the determining factors in my mind as to whether my firm had better withdraw, because we might have to go, on their behalf, to Government officials and ask to have this defective title cured" (741); and further, that "I came to the conclusion that, by reason of the fact that I am a member of the firm of Strong & Cadwalader, of which Mr. Henry W. Taft, brother of the President of the

United States, is also a member, it would be inadvisable for me to act for these gentlemen in connection with their proposed purchase of either public lands or friar lands or lands in the Philippines to which the title was defective." He says, "My firm as a firm really had nothing to do with the matter; I was the only member who knew anything whatever about it, except the two letters which I wrote to Mr. Taft on the subject, in which I discussed with him the advisability of our acting for these gentlemen. I entirely severed my connection with the matter on the 29th of September, 1909." The legal end of the matter was then intrusted to Mr. Carl A. De Gersdorff, a member of the law firm of Cravath, Henderson & De Gersdorff.

Mr. J. Montgomery Strong, of whom mention has been made, was not a member of the law firm of Strong & Cadawalader and is not a lawyer at all, but a banker. Mr. Hammond testifies that the original purpose of his clients was to form a corporation for the purpose of purchasing lands in the Philippines; but, having examined the law in that regard, he advised adversely. He says: "My recollection is, roughly, that you could not prevent, under the treaty with Spain, an individual Filipino from selling his lands to anybody whom he pleased, but that whether a corporation could hold it after it got it was another matter. My clients did not want any doubtful titles."

The purchase of private lands seems to have been abandoned, as well as the purchase of public lands, and the parties finally determined to purchase the friar lands embraced in what is known as the San Jose estate.

October 12, 1909, E. L. Poole and P. A. Prentiss called at the office of the director of lands in Manila, and informed him that they were contemplating the purchase of certain private lands in the island of Mindoro for the purpose of embarking in the sugar business. The director of lands endeavored to interest Mr. Poole in the San Jose estate, and was told that their attorney had been informed at Washington that friar lands could not be purchased in large tracts. The secretary of the interior showed them the law upon the subject and persuaded them to visit the estate. Mr. Poole informed the director of lands that he represented Mr. Welch, of Welch & Co. After visiting the estate, Mr. Poole expressed a desire to purchase it, subject to the opinion of his attorney as to the power of the Government to give title. The question having been raised, the director of lands obtained the opinion of the law officer of his bureau, and on the 12th of October, 1909, requested also the opinion of the attorney general of the Philippine Islands as to the authority to sell vacant and unoccupied friar lands to an individual without restriction as to purchase. Both of these decided in favor of the power to sell.

Mr. Poole having concluded to purchase the San Jose estate, a sale certificate was issued to him setting forth that the Government of the Philippine Islands had, upon the 23d day of November, 1909, "agreed to sell to E. L. Poole, vendee, a resident of the city of Manila, Philippine Islands, or his nominees," the San Jose estate, containing 22,484 hectares, for which he was to pay 734,000 pesos in installments, the first payment of 42,875 pesos to be made January 4, 1910, as of which date the sale was to become effective, and the unpaid balance to be paid in 19 equal annual installments of 36,375 pesos each, with

interest at 4 per cent per annum. Upon the payment of 42,975 pesos January 4, 1910, the Government was to convey to Poole or his nominees "200 hectares, to be designated by the vendee, in a single tract" within the limits of the estate, the balance thereof to be conveyed "upon completion of the payment of the purchase price as hereinbefore stated, together with all accrued interest." That certificate, although made out November 23, 1909, was not signed by the secretary of the interior of the Philippines until a later date, he having received a cablegram from the Chief of the Bureau of Insular Affairs stating that the Secretary of War desired information by cable with reference to the proposed sale, and that it should not be consummated until he had considered the question. December 4, 1909, the Governor General was informed by cable that the Secretary of War approved the sale of the San Jose estate, and that, at the request of counsel for the purchasers, the question of the right of the Philippine Government to sell would be submitted at once to the Attorney General of the United States for his opinion. This submission was at the request of Mr. De Gersdorff, counsel for the intended purchasers. The opinion of the Attorney General in favor of the power to sell accompanies this report. The law officer of the bureau of lands and the attorney general of the Philippine Islands already had decided in favor of the power to sell.

The amount originally paid for this estate by the Philippine Government was \$298,782.07. The price fixed in sale certificate No. 1, above referred to, was \$367,000 (734,000 pesos).

The Governor General, having learned that the Bureau of Insular Affairs at Washington had questioned the authority for such a sale, officers cabled the Secretary of War at Washington as follows:

[Translation of cablegram received.]

OCTOBER 22, 1909.

SECRETARY OF WAR, *Washington*:

Prentis and Poole desire to purchase unoccupied sugar lands on San Jose friar estates, Mindoro; say Hammond was informed by the Bureau of Insular Affairs an individual can not purchase more than 40 acres friar lands. Can not understand this, as acts 1847 and 1933 were passed amending friar-land act to give Government right to sell vacant friar lands without restriction as to area. Attorney general concurs in the opinion that this has been accomplished. Please confirm by telegraph to satisfy these gentlemen.

FORBES.

On the same day Col. McIntyre wrote Mr. Hammond, correcting the impression which he seemed to have received, and calling attention to the law, which, he claimed, made it clear that friar estates may be sold to individuals without limitation as to area. Mr. Hammond replied that he had withdrawn from the case.

January 4, 1910, Mr. Poole made the down payment of 42,875 pesos; sale certificate No. 1 was canceled and sale certificates Nos. 2 and 3 issued in lieu thereof. Sale certificate No. 2 covered all of the San Jose estate "except a tract of 4,200 hectares of said hacienda, which is the subject of sale certificate No. 3 executed by the parties hereto contemporaneously herewith, to which reference is hereby made." Sale certificate No. 3 covered the remaining 4,200 hectares of the estate, and located the same according to a description therein contained, with the provision, however, that the "foregoing description is provisional, and shall be altered, if necessary, to conform to the

wishes of the vendee, who shall be entitled, at any time within six months of the date of this instrument, to change the description, or to substitute for the land above described" other lands within the estate. Subsequently, sale certificate No. 3 was amended so as to give the definite and agreed description of the 4,200 hectares. Sale certificates Nos. 2 and 3 provide the same aggregate consideration and terms of sale as certificate No. 1. In sale certificate No. 1 the Government agreed to sell to E. L. Poole "or his nominees." In the other certificates the language is "his corporate or individual nominees." Sale certificate No. 2 provides that:

If, before the final conveyance of said land by the vendor, the vendee shall transfer or assign his interest in all or any part thereof to one or more assignees, then this agreement shall be canceled as to the part or parts so transferred or assigned and new agreements of like tenor executed by and between the vendor and such assignees, and the balance of the purchase price then remaining unpaid, together with accrued interest thereon, shall be apportioned to the vendee and his assignees, according to area.

In pursuance of that provision Mr. Poole subsequently designated the Mindoro Development Co. as his assignee of 200 hectares, and on November 7, 1910, the Philippine Government issued to that company a deed for that amount of land. The balance of the estate still stands in the name of Edward L. Poole; but it appears from the evidence before the committee that, on the 9th day of March, 1910, he executed a deed of trust, setting forth that, in making the purchase, he was acting as the agent of Horace Havemeyer, Charles J. Welch, and Charles H. Senff (Senff), who furnished him the money with which he paid for the property, and in which he agrees "to convey the said property to such persons, firms, or corporations as the said persons shall from time to time direct."

Horace Havemeyer is a young man 24 years of age. He was at the time of the purchase of the San Jose estate a director of the American Sugar Refining Co., the so-called Sugar Trust, but severed his connection with that company January 1, 1911. His father, who had been the president of the American Sugar Refining Co., had no interest in the purchase of the San Jose estate, having died before that transaction was entered into by his son. Neither the young man nor his father's estate are at the present time stockholders in the American Sugar Refining Co., and the inference from his testimony is that the relations between him and that company are somewhat strained.

Charles J. Welch, one of the purchasers of the San Jose estate, has never been an officer, agent, or director of the American Sugar Refining Co., and is not a stockholder therein.

Charles H. Senff is a retired business man of advanced age. He had at one time been vice president of the American Sugar Refining Co., but retired from that position some years ago, and on the 1st of January, 1908 or 1909, ceased to be a director.

The familiarity of the public with the names Havemeyer and Senff for a number of years in connection with the American Sugar Refining Co. gave rise to the impression, widely circulated, that the purchase of the San Jose estate was made by, or either directly or indirectly in the interest of, the Sugar Trust. It appears, however, from the emphatic and uncontradicted testimony in the case, that the American Sugar Refining Co. was not in any way whatever, directly or indirectly, concerned in the purchase, and that it is not

engaged in the production of cane and manufacture of the juice into raw sugar, but so far as cane sugar is concerned confines its operations to the purchase of raw sugar and the refining thereof. It also owns stock in corporations manufacturing beet sugar.

It would seem from the evidence that, with the exception of Horace Havemeyer, the directors of the American Sugar Refining Co. had no knowledge of the purchase of the San Jose estate until they read of it in the newspapers, when they expressed dissatisfaction that one of the directors should have been concerned in the purchase.

Charles J. Welch is vice president and the owner of about 20 per cent of the stock of Welch & Co., a California corporation doing a commission business in sugar. The Welch family own 50 per cent of the stock. The American Sugar Refining Co. has no interest in it.

Mr. Havemeyer, Mr. Welch, and Mr. Senff are all engaged in the raising of cane and production of raw sugar, or are interested in corporations which are so engaged, in Cuba; Mr. Welch in Hawaii, and Mr. Senff in Porto Rico.

E. L. Poole, in whose name the purchase of the San Jose estate was made, acted solely as the agent of Messrs. Havemeyer, Welch, and Senff. He himself had no interest therein and no other person has now, or has had any interest therein, except the said Havemeyer, Welch, and Senff. They caused to be chartered under the laws of New Jersey a corporation known as the Mindoro Development Co., with very broad, general powers, similar to those frequently granted by that State. These powers can be exercised in the Philippine Islands, however, only to the extent that they are permitted by the laws thereof or the act of Congress relating thereto. This company can not hold more than 1,024 hectares of land. As a matter of fact, it does own only 200 hectares. Its capital stock now paid in is \$750,000, of which one-third was contributed by each of the purchasers of the San Jose estate. As more capital is needed, it is in contemplation to sell shares to other parties. It is the intention of this company to erect a large modern sugar centrale, and this work has already been commenced. It is expected that this company will buy the sugar cane which may be produced upon the San Jose estate, and manufacture the juice thereof into raw sugar. The company has constructed, or contemplates the construction of, a private railroad about 11 miles in length, to transport the products of the centrale to the harbor in Mangarin Bay. The shore line of this harbor is about 13 miles in length. The Mindoro Development Co. has acquired what is known as a "foreshore lease," covering about 1,000 feet of that shore line. The Government owns or controls the land between the low tide and high tide lines, constituting what is commonly called the "Foreshore." Such a lease was therefore necessary to enable the company to erect the necessary docks and piers for the loading and unloading of vessels.

The San Jose estate belonged originally to the "Recoletos," an order of priests belonging to the "shod Augustinians," so called by way of distinguishing them from the "barefoot Augustinians." Prior to the sale to the Philippine Government, these priests kept a few people upon the island in charge of cattle which were there pastured, but during the insurrection against Spain and the Spanish-American War, these cattle were sold or disappeared, and those in charge of them departed, so that when Mr. Poole visited the estate in the interest



of the intending purchasers he found upon the entire 56,000 acres only one occupant, an ex-convict who was engaged in the business of catching wild carabao. At the present time there are about 800 Filipinos employed on the estate, who are paid considerably better wages than are received for like work in other parts of the islands.

In a modern sugar mill, about 95 per cent of the juice of cane is extracted and utilized. In the old-fashioned small centrales now in use in a few parts of the island, only about 60 per cent is secured. There seems to have been some feeling that the erection of the improved mill would be prejudicial to the interests of the owners of the old-fashioned mills. Considerable opposition was aroused because of the supposed purchase by the Sugar Trust; but the principal objection there exists among those who are desirous of the immediate independence of the islands from American control in view of their belief that the investment of American capital in the islands will tend to delay, perhaps indefinitely, such independence. With that question we are not called upon to deal in this report. From a purely business point of view, the sale of the San Jose estate was a wise transaction for the Philippine Government. The purchase price was about \$70,000 in excess of the original price paid for the estate. The Government is relieved of an interest charge of about \$11,950 per annum, putting \$367,000 in the sinking fund for the redemption of its outstanding friar-land bonds, and the estate, which has heretofore been nonproductive and nontaxable, is now subject to taxation for all governmental purposes. That it could not have been sold so advantageously in small quantities under the restrictions applicable to public lands is manifest from the fact that the Government has been unable to sell a single acre of the public lands immediately adjoining, which are offered at \$2 per acre in 40-acre tracts, subject to the provisions of occupation, cultivation, and nonalienation or encumbrance for a period of five years. The remaining unoccupied friar lands which could be offered in large blocks are as follows:

*Statement showing the area of unoccupied lands on the various friar estates Jan. 1, 1911, showing the approximate size of the vacant tracts.*

	Acres.
Binan estate, Laguna Province.....	725
The bulk of this area is in one tract in the southwestern part of the estate.	
Muntinlupa, Laguna Province.....	2, 450
The vacant land lies in the southeastern portion of the estate and the great bulk of the area is in one tract.	
Santa Rosa, Laguna Province.....	1, 300
Probably not over 400 acres of this is in one tract.	
Calamba, Laguna Province.....	18, 450
This, with the exception of a few small tracts, consists of practically three large tracts of 5,000 acres or over.	
Naic, Cavite Province.....	9, 075
This consists of practically two tracts; one in the northeastern portion of the estate of about 6,000 acres and the other on the southern end of the estate of about 2,500 acres; the balance is in small parcels.	
San Francisco de Malabon, Cavite Province.....	13, 900
Practically all in one tract.	
Santa Cruz de Malabon, Cavite Province.....	14, 700
Practically all in one tract, adjoining the vacant land on the S. F. de Malabon and the Naic estates.	
Imus, Cavite.....	22, 500
Practically all in one tract and adjoins the S. F. de Malabon estate.	
Santa Maria de Pandi, Bulacan Province.....	4, 125
This is in scattered parcels not exceeding 100 acres in any one parcel.	

	Acres.
Orion, Bataan Province.....	175
One parcel of about 100 acres; balance in small parcels.	
Talisay, Cebu Province.....	10, 000
This is practically one entire tract on which occupants have leased small areas here and there.	
Isabela, Isabela Province.....	48, 622
Total .....	146, 023

The above statement shows that there is vacant and available for sale or lease the following large tracts of friar lands:

Estates.	Number of tracts.	Area.
		<i>Acres.</i>
Isabela.....	1	48, 622
Cavite.....	1	40, 000
Do.....	1	6, 000
Laguna.....	3	15, 000
Do.....	1	2, 400
Do.....	1	700
Do.....	1	400
Talisay.....	1	10, 000
		123, 122

<sup>1</sup> Each.

Some or all of the same reasons exist for selling these lands in quantities larger than 40 acres, and, in view of the fact that their total constitutes so small a portion of the total acreage of the islands which is subject to limited sales only, it may be urged that the sale of these remaining friar lands in larger quantities could not be considered as establishing or favoring a policy for the acquisition of the islands, or any considerable portion thereof, by a few corporations, trusts, or individuals. But, however desirable it may have been to sell the San Jose estate as an entirety, or however desirable it may be to sell the remaining unoccupied friar lands in tracts larger than 40 acres each, if the law forbids such sales, they can not legally be made and the purchasers do not hold by good titles. What, then, is the present law upon the subject? The opinions of Louis C. Knight, attorney, bureau of lands of the Philippines; of Ignacio Villamor, attorney general of the Philippine Islands; and of George W. Wickersham, Attorney General of the United States, upon the one hand, and of Moorfield Storey, of Boston, upon the other, are submitted as exhibits hereto, in order that those interested in the subject may consider them in connection with this report. There has not been disclosed the slightest irregularity or impropriety on the part of Dean C. Worcester, the secretary of the interior; Capt. Charles H. Sleeper, the director of the bureau of lands; the War Department or the Bureau of Insular Affairs at Washington; or any other official, either of the Philippine Government or the United States Government, in connection with the purchase and sale of the San Jose estate. It was a perfectly plain and square business transaction. Even if it shall be determined that the law prohibited the sale of more than 16 hectares, the officials who made the sale can not be blamed, as they acted in pursuance of legal opinions which they were in duty bound to accept. But what is the law?

CERTAIN SECTIONS OF THE ACT OF CONGRESS APPROVED JULY 1, 1902, DEAL SPECIFICALLY WITH LANDS ACQUIRED BY THE UNITED STATES UNDER THE TREATY OF PEACE WITH SPAIN, AND CONSTITUTING THE PUBLIC DOMAIN OF THE UNITED STATES IN THE PHILIPPINE ISLANDS. DO THE PROVISIONS OF THOSE SECTIONS APPLY ALSO TO THE FRIAR LANDS, WHICH DO NOT NOW, AND NEVER DID, BELONG TO THE UNITED STATES, BUT AT THE TIME OF THE PASSAGE OF SAID ACT WERE IN PRIVATE OWNERSHIP, AND BY SUBSEQUENT PURCHASE BECAME THE PROPERTY OF THE GOVERNMENT OF THE PHILIPPINE ISLANDS?

The act of Congress entitled "An act temporarily to provide for the administration of the affairs of civil government in the Philippine Islands, and for other purposes," approved July 1, 1902, and commonly called "The organic act," is a very long act, divided into 88 sections, covering a great variety of subjects.

Certain of these sections relate specifically to lands in the Philippine Islands belonging to the United States, having been acquired by our Government from the Spanish Crown under the treaty of Paris. Those which need be considered here are sections 12 to 17, both inclusive, which read as follows:

SEC. 12. That all the property and rights which may have been acquired in the Philippine Islands by the United States under the treaty of peace with Spain, signed December tenth, eighteen hundred and ninety-eight, except such land or other property as shall be designated by the President of the United States for military and other reservations of the Government of the United States, are hereby placed under the control of the Government of said islands to be administered for the benefit of the inhabitants thereof, except as provided in this act.

SEC. 13. That the government of the Philippine Islands, subject to the provisions of this act and except as herein provided, shall classify according to its agricultural character and productiveness, and shall immediately make rules and regulations for the lease, sale, or other disposition of the public lands other than timber or mineral lands, but such rules and regulations shall not go into effect or have the force of law until they have received the approval of the President, and when approved by the President they shall be submitted by him to Congress at the beginning of the next ensuing session thereof and unless disapproved or amended by Congress at said session they shall at the close of such period have the force and effect of law in the Philippine Islands: *Provided*, That a single homestead entry shall not exceed sixteen hectares in extent.

SEC. 14. That the government of the Philippine Islands is hereby authorized and empowered to enact rules and regulations and to prescribe terms and conditions to enable persons to perfect their title to public lands in said islands, who, prior to the transfer of sovereignty from Spain to the United States, had fulfilled all or some of the conditions required by the Spanish laws and royal decrees of the Kingdom of Spain for the acquisition of legal title thereto, yet fail to secure conveyance of title; and the Philippine Commission is authorized to issue patents, without compensation, to any native of said islands, conveying title to any tract of land not more than sixteen hectares in extent, which were public lands and had been actually occupied by such native or his ancestors prior to and on the thirteenth of August, eighteen hundred and ninety-eight.

SEC. 15. That the government of the Philippine Islands is hereby authorized and empowered, on such terms as it may prescribe, by general legislation, to provide for the granting or sale and conveyance to actual occupants and settlers and other citizens of said islands such parts and portions of the public domain, other than timber and mineral lands of the United States in said islands, as it may deem wise, not exceeding sixteen hectares to any one person, and for the sale and conveyance of not more than one thousand and twenty-four hectares to any corporation or association of persons: *Provided*, That the grant or sale of such lands, whether the purchase price be paid at once or in partial payments, shall be conditioned upon actual and continued occupancy, improvement, and

cultivation of the premises sold for a period of not less than five years, during which time the purchaser or grantee can not alienate or encumber said land or the title thereto, but such restriction shall not apply to transfers of rights and title of inheritance under the laws for the distribution of the estates of decedents.

SEC. 16. That in granting or selling any part of the public domain under the provisions of the last preceding section, preference in all cases shall be given to actual occupants and settlers; and such public lands of the United States in the actual possession or occupancy of any native of the Philippine Islands shall not be sold by said government to any other person without the consent thereto of said prior occupant or settler first had and obtained: *Provided*, That the prior right hereby secured to an occupant of land, who can show no other proof of title than possession, shall not apply to more than sixteen hectares in one tract.

SEC. 17. That timber, trees, forests, and forest products on lands leased or demised by the government of the Philippine Islands under the provisions of this act shall not be cut, destroyed, removed, or appropriated except by special permission of said government and under such regulations as it may prescribe.

All moneys obtained from lease or sale of any portion of the public domain or from licenses to cut timber by the government of the Philippine Islands shall be covered into the insular treasury and be subject only to appropriation for insular purposes according to law.

It is clear that, standing by themselves, these sections do not deal with private lands or with lands which then were, or might thereafter become, the property of the government of the Philippine Islands. Their operation is, by their very terms, confined to "property and rights which have been acquired in the Philippine Islands by the United States under the treaty of peace with Spain" (sec. 12); "public lands" (sec. 13); "public lands in said islands which had been the subject of transfer of sovereignty from Spain to the United States" (sec. 14); "the public domain \* \* \* of the United States in said islands" (sec. 15); "public lands of the United States" (sec. 16); "public domain" (sec. 17).

The terms "public domain" and "public lands," when used in an act of Congress without qualifying words, are always descriptive of property of the United States, and no other.

The sections quoted do not in themselves contain any reference to the so-called friar lands, which were not the property of the Spanish Crown; were not acquired by our Government under the treaty of peace; and do not now, nor ever did, constitute any portion of the "public land" or "public domain of the United States." The friar lands were, at the time of the treaty of peace, and at the time of the passage of the act of Congress of 1902, in private ownership. Some six years after the treaty of Paris, and two years after the passage of the organic act, they were purchased by the Philippine government in pursuance of authority contained in sections 63, 64, and 65, as follows:

SEC. 63. That the government of the Philippine Islands is hereby authorized, subject to the limitations and conditions prescribed in this act, to acquire, receive, hold, maintain, and convey title to real and personal property, and may acquire real estate for public uses by the exercise of the right of eminent domain.

SEC. 64. That the powers hereinbefore conferred in section sixty-three may also be exercised in respect of any lands, easements, appurtenances, and hereditaments which, on the thirteenth of August, eighteen hundred and ninety-eight, were owned or held by associations, corporations, communities, religious orders, or private individuals in such large tracts or parcels and in such manner as in the opinion of the commission injuriously to affect the peace and welfare of the people of the Philippine Islands. And for the purpose of providing funds to acquire the lands mentioned in this section said government of the Philippine Islands is hereby empowered to incur indebtedness, to borrow

money, and to issue, and to sell at not less than par value, in gold coin of the United States of the present standard value or the equivalent in value in money of said islands, upon such terms and conditions as it may deem best, registered or coupon bonds of said government for such amount as may be necessary; said bonds to be in denominations of fifty dollars or any multiple thereof, bearing interest at a rate not exceeding four and a half per centum per annum, payable quarterly, and to be payable at the pleasure of said government after dates named in said bonds, not less than five nor more than thirty years from the date of their issue, together with interest thereon, in gold coin of the United States of the present standard value or the equivalent in value in money of said islands; and said bonds shall be exempt from the payment of all taxes or duties of said government, or any local authority therein, or of the Government of the United States, as well as from taxation in any form by or under State, municipal, or local authority in the United States or the Philippine Islands. The moneys which may be realized or received from the issue and sale of said bonds shall be applied by the government of the Philippine Islands to the acquisition of the property authorized by this section, and to no other purposes.

SEC. 65. That all lands acquired by virtue of the preceding section shall constitute a part and portion of the public property of the government of the Philippine Islands, and may be held, sold, and conveyed, or leased temporarily for a period not exceeding three years after their acquisition by said government on such terms and conditions as it may prescribe, subject to the limitations and conditions provided for in this act: *Provided*, That all deferred payments and the interest thereon shall be payable in the money prescribed for the payment of principal and interest of the bonds authorized to be issued in payment of said lands by the preceding section and said deferred payments shall bear interest at the rate borne by the bonds. All money realized or received from sales or other disposition of said lands or by reason thereof shall constitute a trust fund for the payment of principal and interest of said bonds, and also constitute a sinking fund for the payment of said bonds at their maturity. Actual settlers and occupants at the time said lands are acquired by the government shall have the preference over all others to lease, purchase, or acquire their holdings within such reasonable time as may be determined by said government.

Nowhere in these sections are the friar lands spoken of as "public lands" or as constituting "parts and portions of the public domain of the United States in said islands."

Section 64 authorized the Philippine Government to purchase the lands of the religious orders and, for the purpose of providing the necessary funds, to issue and sell bonds, the proceeds thereof to be applied to the acquisition of the said lands and to no other purpose.

Section 65 authorizes the Philippine Government to sell all lands acquired by virtue of the preceding section "on such terms and conditions as it may prescribe, subject to the limitations and conditions provided for in this act," and requires all moneys realized from said sales to be placed in a trust fund or sinking fund for the payment of the principal and interest of said bonds. Does the phrase "subject to the limitations and conditions provided for in this act" bring forward and extend to these friar lands, purchased by the Philippine Government with its own money, and for which it is to reimburse itself out of the proceeds of their sales, all the restrictions placed by sections 12 to 17 upon the acquisition of lands belonging to the United States but which that Government was practically giving away for the benefit of the Filipino people in the manner and upon the terms it chose to adopt for that purpose? Does that language extend to the friar lands owned by the Philippine Government the provisions of those sections which, standing by themselves, deal only with lands owned by the United States? The Philippine Legislature and the Philippine officials did not so construe it.

Section 15 of the organic act required legislation by the Philippine Government providing for the sale of public lands of the United States. Section 65 required legislation prescribing terms and conditions for sales of friar lands belonging to the Philippine Government. The Philippine Legislature passed Act No. 926, entitled "The public-lands act," which was amended by Act No. 979, approved October 7, 1903. The second chapter of this act limited the purchase of public lands by a corporation to 1,024 hectares and by an individual to 16 hectares, and it provided that "no association of persons not organized as above and no mere partnership shall be entitled to purchase a greater quantity than will equal 16 hectares for each member thereof." Subsequently the legislature passed Act No. 1120, known as the "friar lands act," in the preamble of which it is set forth that—

the said lands are not "public lands" in the sense in which those words are used in the public-land act \* \* \* and can not be acquired or leased under the provisions thereof, and it is necessary to provide proper agencies for carrying out the terms of said contract of purchase and the requirements of said act of Congress with reference to the leasing and selling of said lands and the creation of a sinking fund to secure the payment of the bonds so issued.

The ninth section of this so-called friar-lands act required of the chief of the bureau of public lands that "in making such sales he shall proceed as provided in chapter 2 of the public-lands act." This was properly construed by the Philippine officials as imposing the same limitations upon the sale of friar lands as had been in their public-lands act imposed upon the sale of public lands. It was very soon discovered that friar lands could not be sold to any considerable extent under such conditions; therefore, by the Philippine Act No. 1847, approved June 3, 1908, the friar-lands Act No. 1120 was so amended as to remove the obligation to follow the terms of the public-lands act, and thus to remove its restriction upon the amount of friar lands that might be sold to a single purchaser.

Section 86 of the organic act requires "that all laws passed by the government of the Philippine Islands shall be reported to Congress, which hereby reserves the power and authority to annul the same." In pursuance of that requirement, the acts above mentioned, both original and amendatory, were duly certified to Congress, which has taken no action thereon.

The change in the Philippine law touching friar lands is fully explained in volume 8 of the Annual Report of the Secretary of War for 1908, at page 48, Part II, in the following language:

Certain important amendments to the friar-land act have been made. This act made the provisions of chapter 2 of the public-land act apply to sales of friar lands. The amount of land which could be sold to an individual was thus limited to 16 hectares, which would in very many cases have defeated the obvious intention of the act to allow tenants to secure their actual holdings, and would have delayed for many years the sale of large tracts, thus obliging the Government to continue to pay interest on their purchase price. The provision of the public-land act that surveys should be in regular subdivisions was entirely impracticable on occupied friar estates on account of the very irregular form of actual holdings.

The further requirement for advertising after application for purchase had been made imposed an entirely needless and unwarranted expense of ₱20 to ₱100 on each purchaser, and the most liberal arrangement relative to payment possible was that it should be made in one installment, after five years, with interest at 6 per cent.

*Under the law as amended there is no limit as to the amount of land which may be purchased.*

The report of the Secretary of War, embodying the report of the Philippine Commission and including the language quoted, was submitted to Congress by President Roosevelt in December, 1908. Thus that construction of the law was given full publicity, not only in the Philippine Islands but in the United States, prior to the commencement of the present administration and long prior to any negotiations by anybody for the purchase of the San José estate.

If the phrase "subject to the limitations and conditions provided for in this act," appearing in section 65 of the organic act, renders the friar lands subject to the conditions found in section 15, by the same reasoning the friar lands must be subject to the provisions of all the sections touching public lands. Among them is section 13, which provides that "a single homestead entry shall not exceed 16 hectares in extent." Was it intended that the friar lands purchased by the Philippine government with borrowed money to be repaid out of the proceeds of their sales should be subject to homestead entry? Section 14 requires that patents shall be issued without compensation, "conveying title to any tract of land not more than 16 hectares in extent which were public lands and had been actually occupied by said native or his ancestors prior to August 13, 1898." While the San José estate and one or two others were practically untenanted, the most of the friar lands were occupied by natives or their ancestors prior to August 13, 1898. All of the most valuable of the friar lands were thus occupied. Was it the intention of the organic act that the Philippine government should be compelled to issue patents to these friar lands without compensation? If so, the requirement that the proceeds of sale should be placed in a sinking fund for the repayment of the bonds was of very little value.

Section 14 also limits the former occupant of public lands to the acquisition of not more than 16 hectares; but section 65, relating to friar lands, declares that "actual settlers and occupants at the time said lands are acquired by the government shall have the preference over all others to lease, purchase, or acquire their holdings within such reasonable time as may be determined by said government." Had Congress intended to limit the preference of such occupants of friar lands to 16 hectares, would not that limitation have been clearly expressed as in the case of public lands? Does not the use of the term "their holdings" indicate an intention to give them the preference and the right to acquire their entire holdings, whether more or less than 16 hectares?

In the table above given there appear the names of many tenants who have acquired title to lands previously occupied by them in amounts exceeding 16 hectares each.

If the limitations of section 15 apply to all to the lands acquired by the Philippine government under section 65, they must apply to all lands so acquired. Was it the intention of Congress to cut up, distribute, and impair these tenant holdings of friar lands by clipping off here and there the hectares in excess of 16? If tenants holding 20, or 30, or 40, or more hectares and given the privilege over all others "to lease, purchase, or acquire their holdings" are limited in that preference and in that purchase or acquisition to 16 hectares, then to which particular 16 hectares does the preference and the right of acquisition extend? From which particular hectares are other



persons excluded from purchase? By holding off for a term of years such tenant might hold a hundred or a thousand hectares against all the world, and then finally have the right to purchase only 16 himself.

Mr. Storey, in his opinion, cites parts of sections 65 and 15, respectively, but in each instance omits the proviso which is a very important part of the section. Thus the proviso to section 15 provides, as to public lands, "that the grant or sale of such lands, whether the purchase price be paid at once or in partial payments, shall be conditioned upon actual and continued occupancy, improvement, and cultivation of the premises sold for a period of not less than five years, during which time the purchaser or grantee can not alienate or encumber said land or the title thereto, but such restriction shall not apply to transfers of rights and title of inheritance under the laws for the distribution of the estates of decedents." If any part of that section applies to friar lands, it all applies. Congress, as already stated, has practically required the Philippine government to acquire these lands, in the purchase of which it incurred an indebtedness of \$7,000,000, and an annual interest charge of \$280,000. Section 65 contemplates that the proceeds of sales of these lands shall be used to meet these interest charges and pay the principal of the bonds. Is it reasonable to suppose that Congress intended not only to limit each sale to 16 hectares (40 acres), but also to make sales practically impossible by requiring that the purchaser must actually occupy, improve, and cultivate the premises for five years, during which period, even though he pay the full cash price on the day of sale, he is forbidden to either sell or mortgage or in any way encumber the land? That was not an unreasonable provision where the Government of the United States was giving away its own land; but a most unreasonable condition to impose upon the sale of friar lands purchased by the Philippine government with its own money and from the sale of which it was to provide the funds for its own reimbursement. The legislative intent must plainly appear before such a construction can be justified.

If the terms and conditions of section 15 apply to lands purchased and sold under authority of section 65, so also must the provisions of section 16, which declares that—

such public lands of the United States in the actual possession or occupancy of any native of the Philippine Islands shall not be sold by said government to any other person without the consent thereto of said prior occupant or settler first had and obtained: *Provided*, That the prior right hereby secured to an occupant of land who can show no other proof of title than possession shall not apply to more than 16 hectares in one tract.

Is it reasonable to suppose that Congress intended that limitation to apply to friar lands? Did it intend to prevent the Philippine government from selling, at all, friar lands in the possession or occupancy of persons who had no title and did not seek to obtain one? Did Congress intend to compel the Philippine government to buy land upon which there might be settlers without title, which land the settlers were not compelled to buy, but which the government could never sell without their consent first had and obtained?

Section 65, which authorizes the sale of friar lands "subject to the limitations and conditions provided for in this act." provides that the money realized from the sales of such lands "shall constitute a

trust fund for the payment of principal and interest of said bonds." Section 17 requires that "all moneys obtained from lease or sale of the public domain \* \* \* shall be covered into the insular treasury and be subject only to appropriation for insular purposes according to law." Surely it was not intended by section 65 to extend the terms and conditions of section 17 to sales of friar lands.

All the parts of the act must be considered together and given harmonious and reasonable construction so as to effectuate the legislative intent. The words "subject to the limitations and conditions provided for in this act," as found in section 65, are not meaningless nor without effect even if held not to refer to the provisions of sections 12 to 17, which deal with public lands. There are plenty of "limitations and conditions provided for in this act" to which the sales or leases of friar lands are made subject. For instance, that they may not be leased for a period exceeding three years (sec. 65); that deferred payments and interest thereon shall be payable in the money prescribed for the payment of the principal and interest of the friar-land bonds issued in payment for said lands; that the money realized from the sale of lands shall constitute a trust fund and not go into the insular treasury for general purposes; that actual settlers and occupants shall have the preference over all others to lease, purchase, or acquire their holdings; that public works, duly authorized, may be constructed over and upon them (sec. 74); that corporations may not hold more than 1,024 hectares (sec. 75). This provision is general and applies to public lands, private lands, and friar lands alike.

Section 74 bears evidence that the act all the way through recognizes the distinction between lands of the United States and lands of the Philippine government. It confers authority for public works to be constructed "over and across the public property of the United States and over similar property of the government of said islands." This important section upon the subject of franchises contains numerous conditions to which friar lands, as well as public lands, are subjected. It provides that "lands or rights of use and occupation of lands thus granted shall revert to the governments by which they were respectively granted upon the termination of the franchises and concessions under which they were granted or upon their revocation or repeal." That is plainly one of the limitations and conditions subject to which the purchasers may acquire friar lands.

There are many other "limitations and conditions" prescribed in the organic act, general in character, and which may reasonably be construed to have been extended by section 65 to friar lands; but the limitations and conditions specifically imposed by sections 12 to 17 upon the sale and disposal of lands owned by the United States, and which this Government has generously permitted to be sold for the benefit of the Filipino people, can not by any reasonable construction be made to extend to sales by the Philippine government of lands purchased with its own money from private owners and which never did belong to the United States.

It is quite within the power of the Philippine Legislature to limit the amount of friar lands which may be sold to a single noncorporate purchaser, but it has not done so and Congress has not done so.

In construing the statute we must of course consider all its parts, and may also properly take into consideration the events and conditions which led to its passage. In passing upon the statutory remedy

we must consider the mischief for which it was intended to be the cure.

The legislative department is supposed to have a consistent design or policy and to intend nothing inconsistent or incongruous. The mischief intended to be removed or suppressed or the cause or necessity of any kind which induced the enactment of a law are important factors to be considered in its construction. The purpose for which a law was enacted is a matter of prime importance in arriving at the correct interpretation of its terms. (Lewis's Sutherland Statutory Construction, second edition, sec. 471.)

The intention of the legislature in enacting a law is the law itself, and must be enforced when ascertained, although it may not be consistent with the strict letter of the statute. Courts will not follow the letter of a statute when it leads away from the intent and purpose of the legislature and the conclusions inconsistent with the general purpose of the act. (Ibid., sec. 363.)

Statutes are to be construed as may best effectuate the intention of the makers, which sometimes may be collected from the cause or occasion for passing the statute, and where discovered it ought to be followed with judgment and discretion in the construction, though the construction may seem contrary to the letter of the statute. (*Big Black Creek Improvement Co. v. Commonwealth*, 94 Pa., 450.)

If it be argued that the qualification "subject to the limitations and conditions provided for in this act," as found in section 65, includes necessarily all the limitations and conditions anywhere found in the act, even though they were definitely and distinctly applied in connection with sales of public lands only, the answer is found in the decision of our highest tribunal, as reported in *McKee v. United States*, 164 U. S., 287 (book 41, *Lawyers' Co-op. Ed.*, 437). The fourth section of an act of Congress, approved March 2, 1891, distinctly provided—

that any sum or sums of money received into the Treasury of the United States from the sale of lands bid in for taxes in any State under the laws described in the first section of this act, in excess of the tax assessed thereon, shall be paid to the owners of the land so bid in and resold, or to their legal heirs and representatives.

That language was very general, but the Supreme Court of the United States held that it did not apply to all cases. Mr. Justice Peckham, delivering the opinion of the court, said:

There was added to the act of 1891 the last clause of section 4, which would cover all such cases, and we are of opinion that this last clause does not refer to or cover the cases of those owners who are mentioned in the first clause of the same section. Otherwise this curious result might and in this particular case would follow, etc.

He then proceeds to consider "the contemporaneous history" of the sale of lands under the provisions of the direct-tax act of 1861, and says:

It is true that if the language used in that last clause be given its widest and broadest application it would include all owners of real estate which had been sold in any portion of the country under the provisions of the direct-tax act. But we think a perusal of the whole act prevents our giving this unlimited construction, because to do so would conflict with what we think was the intention of Congress, gathered from the provisions of the whole act. Under such circumstances it is not only the right but it is the plain duty of the court to limit by a proper construction the otherwise boundless application of the general language used in the statute.

The opinion concludes in these words:

In this case we think the intention of Congress was plain, and that the general language of the last clause of section 4 should not be held to include the class of owners of lands mentioned in the first clause of the same section, for whose case special provision was therein made.

Applying the principles of construction above set forth, we may well take into consideration the contemporaneous history and the events and conditions which moved Congress to authorize the purchase and sale of these so-called friar lands.

Prior to the Spanish-American War something over 400,000 acres of lands in the Philippine Islands were in the private ownership of the friars. Under the Spanish régime these priests possessed and exercised great power and influence in the communities in which they resided. Some of their estates were unoccupied, but the most of them were thickly peopled. The tenants and subtenants and their families living upon these estates numbered more than 160,000. The Filipino people were engaged in an effort to throw off the tyranny and despotism of Spain. Partly because the friars were not in sympathy with this insurrection, and partly because they were alleged to be oppressive and unsatisfactory landlords, the tenants turned upon them. The priests were driven from their parishes and fled to the city of Manila, where they were found when the Americans took possession of the islands. When the Americans had assumed control the friars insisted upon their rights. The tenants repudiated their obligations to the friars as landlords and refused either to surrender possession of, or to pay rent for, the lands they occupied. The American Government now faced the same serious and disturbing agrarian troubles which had caused the Spanish Government so much annoyance and disaster. That was the mischief. The remedy was to get these lands away from the friars and into an ownership which the tenants would respect. To apply this remedy it became necessary for Congress to provide a way whereby the Philippine government could itself acquire the lands from the friars. This was accomplished by authorizing that government to issue its own bonds and apply the proceeds to the purchase of the lands. It was also necessary to provide a method whereby the Philippine government could provide for the payment of the bonded obligations thus incurred.

This Congress sought to accomplish by authorizing the sale of the lands and requiring the proceeds to be put into a trust fund for the payment of the principal and interest of the bonds. As a further and very necessary means of securing permanent freedom from such troubles as existed, Congress provided that the tenants should themselves have the first right to purchase, and thus acquire ownership of the lands upon which they had lived. Should they not purchase, then the lands were to be sold to others. Public lands of the United States in the Philippine Islands were, by Congress, substantially open to homestead entry, under rigid conditions prescribed in the organic act itself. People who had occupied them for the time, specified in the act, were to be given patents without compensation. The object of disposing of these public lands was not so much to secure funds as to induce the Filipino people to occupy and cultivate them. They were, and are, almost wholly unoccupied. With the friar lands, the case was quite different. Most of them were already in occupation and under cultivation. The object of their sale was to acquire funds with which to repay the money borrowed by the Philippine government for their purchase. This work would have been defeated by applying to them the conditions of section 15 touching public lands of the United States, under which section the purchaser was not only

limited to 16 hectares, but was also prevented from selling, leasing, mortgaging, or otherwise encumbering his land for five years after he had paid for and acquired title. The fact that early sales of friar lands were contemplated by the act is manifest from the fact that, while no limit of time was placed upon leases of public lands, friar lands could be leased only "temporarily for a period not exceeding three years." These leases were made temporary, so that they might not obstruct the sales, which were clearly contemplated and from the funds of which the Philippine government was to reimburse itself. The practical effect of the conditions imposed by section 15 is well illustrated in the island of Mindoro, where public lands have been offered subject to those conditions at \$2 per acre, with not a single purchaser, while friar lands immediately adjoining but without the same onerous conditions, have been sold at more than \$6 per acre.

Arising out of this friar-land transaction, the Philippine government has a bonded indebtedness of \$7,000,000, with an annual interest charge of \$280,000 thereon. Can it reasonably be assumed that Congress intended that government to bear this onerous burden itself and to impose upon it the necessity of taxing the Filipino people to meet these obligations, by depriving them of the opportunity to sell, at a fair price and on such terms as they might impose, the very lands for which the indebtedness had been incurred? There were certainly hundreds, perhaps thousands, of tenants of friar lands, each owning more than 16 hectares. To have limited their rights of purchase to that amount of land, ejecting them from the excess, would have aggravated the very difficulty which Congress sought to allay.

A careful study of the organic act in all its parts, taking into account the history of the times and the objects sought to be accomplished, leads to the conclusion that the homestead provisions of sections 12 to 17, relating to public lands of the United States, do not and were not intended to apply to friar lands acquired and sold under the provisions of section 65, and that the act fixes no limit to the quantity of friar lands which may be sold to purchasers other than corporations. It is, as already pointed out, within the power and authority of the Philippine legislature to limit the amount that may be sold to a single person.

#### LEASE OF THE ISABELA ESTATE WITH OPTION TO PURCHASE.

The friar-land estate in northern Luzon known as the Isabela estate has an area of 49,727 acres (521). It cost the Philippine Government \$159,858.01 (261), or a little more than \$3 per acre. It is situate in a sparsely settled Province and is difficult to reach. It is an inland estate 100 miles or more distant from the nearest seaport which is in turn about 250 miles distant by sea from Manila. There is an abundance of public land in that Province offered for sale under the public-land laws at a very low figure, but few sales have been made. Owing to the remoteness and inaccessibility of this estate and the difficulty of securing a purchaser for it, the Philippine officials were glad to issue a lease on the 21st day of January, 1910, to Edward B. Bruce, representing M. Lowenstein, W. H. Lawrence, and Walter E. Olsen, residents of Manila, doing business there. This lease contained an option to purchase 48,620 acres of land at the price of

\$211,250 in installments and with interest as therein provided. The rental was fixed at a nominal figure, the lessee agreeing to cause an examination of the estate to be made by a competent expert for the purpose of determining the quality of the soil and other considerations to determine the value of the estate for agricultural purposes, his report and all statistics to become the property of the Government in case of his failure to purchase. The expert so employed reported that the soil was not adapted to tobacco growing; that, while it was suited to the cultivation of sugar cane, its remoteness and the difficulty of transportation made its purchase undesirable. Mr. Bruce therefore declined to exercise his option to purchase. The lease expired January 6, 1911, and that large tract of unoccupied land remains in the possession of the Philippine Government.

#### LEASE OF PUBLIC LAND TO E. L. WORCESTER.

Section 22 of the Philippine public lands act, No. 926, as amended by No. 979, provides that "any citizen of the United States or of the Philippine Islands, or of any insular possession of the United States \* \* \* may lease any tract of unoccupied, unreserved, non-mineral, agricultural public lands, as defined by sections 18 and 20 of the act of Congress approved July 1, 1902, providing a temporary government for the Philippine Islands, and so forth, not exceeding 1,024 hectares, by proceeding as hereinafter in this chapter indicated."

Section 27 provides how the rental shall be determined and paid, and that "It shall in no case be less than 50 centavos per hectare per annum."

Section 28 provides that leases "shall run for a period of not more than 25 years, but may be renewed for a second period of 25 years at a rate to be fixed," etc., and that land leased thereunder shall not be assigned or sublet without the consent of the chief of the bureau of public lands and the secretary of the interior.

There are many details required by the act to be complied with in the case of such leases.

Under and in pursuance of the above-mentioned provisions of law an agreement of lease was entered into under date of April 1, 1909, between the Government of the Philippine Islands and E. L. Worcester, a resident of said islands and a citizen of the United States, said lease covering 977 hectares in the Province of Nueva Ecija, for the term of 25 years, at a yearly rental of 488.69 pesos, upon default in payment of which the lease may be forfeited on 30 days' notice from the Government. The lands in question do not appear from the evidence to have been exceptionally desirable. They are on all sides surrounded by similar public lands which no one has thus far desired to lease or purchase. The rental is that usually fixed in leases of public lands. The lease contains no special privileges whatever, but is in the precise form in which all leases of public lands are made, and all observances of the law in the matter of advertisement of application, etc., were fully complied with. The lease was issued only after full publicity and advertisement of the application. The lands were unoccupied, unreserved, nonmineral, agricultural public lands. The application of E. L. Worcester was dated May 9, 1908, and from the 15th of May, 1908, until the 2d

of July, 1908, the application was posted on a bulletin board in the office of the bureau of lands with notice to the effect that all claims to the above-described land must be filed in the bureau of lands in Manila before the 2d day of July, 1908. July 21, 1908, the director of lands duly certified that the notice had been posted. A notice of intention to apply for the lease was also posted in the Presidencia, being the municipal building of the principal town of the province in which the land was located. The notice of intention to apply for the lease was also published for six weeks once a week in the newspaper known as the Manila Daily Bulletin, in English, and a copy translated into Spanish in the leading Spanish paper of Manila called *El Comercio*.

E. L. Worcester was not in the public service. He had lived in the islands five or six years prior to the making of the lease, and had been offered at different times positions in the public service, but had declined them upon the request of his uncle, Dean C. Worcester, secretary of the interior, who was not willing that his nephew should be in the public service.

Dean C. Worcester, the secretary of the interior, had not and has not any interest whatever in this lease. He has, however, been very unjustly criticised for permitting it to be made to his nephew. He declined at first to act upon the application and desired that the Governor General should act in his stead. The director of lands called his attention to the fact, however, that under the provisions of the statute the secretary of the interior must himself act. Thereupon that official approved the application, but instead of returning it to the director of lands, as in the ordinary course, he did return it through the Governor General, to whom he made the following communication:

In view of the fact that the lessee in this instance is a nephew of the secretary of the interior, the fact of the issuance of this lease is called to the attention of the Governor General so that no claim may ever be made that due publicity did not attach to it.

The rental charge is that which has been charged invariably for public land of similar character.

DEAN C. WORCESTER,  
*Secretary of the Interior.*

The Governor General then forwarded the lease to the director of the bureau of lands with the indorsement:

Respectfully returned to the director of lands; contents noted.

While the sense of delicacy exhibited by the secretary of the interior is quite creditable, it was hardly called for. As a citizen of the United States and a resident of the Philippine Islands for several years, E. L. Worcester was, under the Philippine statute above quoted, clearly entitled to apply for and demand a lease upon the same terms as anybody else, and the fact that he was a son of the brother of the secretary of the interior in no way deprived him of his legal rights under the statute. We do not think that Dean C. Worcester, secretary of the interior, did anything but his plain duty in the matter of this lease, and adverse criticism is wholly uncalled for and unworthy.

It was suggested at the hearing that section 15 of the organic act, providing "for the granting and sale and conveyance to actual occupants and settlers and other citizens of said islands," excludes citizens of the United States from purchasing or leasing public lands, because,



under section 4, no person can be or become a citizen of the Philippine Islands except those inhabitants who were on the 11th of April, 1899, Spanish subjects residing in the islands, and their children subsequently born. A consideration of sections 13 and 16 and other portions of the act in connection with section 15 leads to the conclusion that it was not the intention of Congress to exclude citizens of the United States from the purchase or lease of public lands of the United States, but in any event the language of the Philippine statute clearly and distinctly confers that right, and until such time, if ever, as it shall be found by the proper court to be in conflict with the organic act, it was and is the duty of the Philippine officials to observe its prohibitions, and no fault can be found with them for so doing.

THE AGREEMENT WITH CARPENTER FOR LEASE AND SALE OF LAND ON  
THE TALA ESTATE.

On the 20th of April, 1908, the director of lands entered into a special agreement with Frank W. Carpenter, wherein said Carpenter promised "to take in lease, under certain terms and conditions hereinafter enumerated, any and all unoccupied tracts of land, or tracts which may hereafter be vacated by the present occupants thereof, which belong to the Government of the Philippine Islands, and constitute the property more specifically known and designated as the 'Tala estate,'" and the Philippine Government agreed "to reserve from lease or sale to any person or persons other than said party of the second part, said unoccupied and vacated lands of said estate, and to hold said lands for the exclusive uses and purposes of said party of the second part." The leases were to be for terms of three years each, on tracts of not less than 300 hectares, and the annual rental was to be 30 centavos (15 cents) per hectare for land upon which no crop was harvested, and 1 peso and 50 centavos (75 cents) per hectare for all lands which produced a crop. Carpenter was required to lease as a minimum 300 hectares the first year, 900 the second year, and 1,500 the third year, and 500 per year additional until all of the available lands on said estate were under lease to him. The agreement also provided that, in case application should be made by parties other than Carpenter for the lease or purchase of any of the reserved lands upon the estate not actually held in lease by him, he should immediately execute a lease or leases covering said lands, and in case of his neglect or refusal to do so, the Government was at liberty to sell or lease the land to other parties. Carpenter was also given "the preference right to lease any lands of said estate now occupied or leased which in future may be abandoned or vacated by the present occupants thereof."

The agreement bound Carpenter to cultivate 200 hectares during the first year, 600 the second year, 1,000 the third year, and 500 additional per year thereafter, until the entire area occupied and leased by him should be under cultivation, and the grazing of cattle was not to be considered as cultivation. Filipinos have been offered similar leases, but refused them because the condition as to cultivation was too onerous. At the time of the making of the lease the Philippine friar-land act did not permit the sale of large tracts, but it was provided in the agreement that if, by subsequent legislation, the lands should be subject to sale, Carpenter should be bound to purchase

and the Government bound to sell to him the lands covered by the terms of the agreement. He has exercised his right to purchase only to the extent of about 25 acres. Carpenter was bound by the agreement to keep trespassers from occupying any portion of the lands reserved for him, and it was agreed that the director of lands should "in his official capacity endeavor to obtain on the Tala estate adequate police protection and to secure all possible assistance from the Government for the construction of highways and bridges on and to the lands of said estate." It does not appear that any increase of police protection has resulted. No roads or highways have been constructed on the estate. Upon the road leading out from Manila a small bridge has been constructed and about a mile of road next the city has been macadamized with stone found by the roadside. Not, however, because of any agreement with Carpenter, but because the city, having purchased a cemetery site through which an old road ran, was compelled, in settlement of a suit by the adjoining municipality, to provide a road outside the cemetery.

The agreement itself did not transfer any land to the possession of Carpenter, but as he from time to time claimed lands under the agreement, separate leases were executed in accordance with the terms of the agreement, and each of them contained the usual forfeiture clauses for failure on the part of the lessee to comply with the terms.

The Tala estate lies some 8 or 9 miles from the city of Manila, in the Province of Rizal. It contains 16,740 acres, for which the Philippine Government paid \$112,054.33. With the exceptions of the San Jose and Isabela estates, it is the most sparsely populated of all the friar-land estates, having an average of only about 38 inhabitants to the square mile. About 80 per cent of the estate was unoccupied when the Carpenter agreement was made. Although it is located so near the city of Manila, it was not considered desirable, owing to the bad character of the roads, which made it necessary either to walk or go on horseback. The country in former times had been infested by cattle thieves and robbers and still suffered from the reputation it then gained. The land is hilly and the soil poor. The difficulty of finding purchasers led the director of lands to enter into the agreement with Carpenter. Under an Executive order Government employees are not permitted to go into private business without first obtaining the authority of the Governor General. Mr. Carpenter secured permission to engage in business. He discussed with the Secretary of the Interior the desirability of entering into the agreement, and also took it up with leading Filipinos to ascertain if his entering into such an agreement would be the subject of objection or criticism.

Mr. Carpenter's lease did not cover the entire Tala estate, but did cover 12,000 or 13,000 acres. His occupancy and cultivation of the lands encouraged the Filipinos to such an extent that they applied for the opportunity to acquire portions of the land covered by his agreement. As fast as such applications were made, he relinquished his right and allowed the lands to be taken by the Filipinos, and in this way has parted with his right to nearly 10,000 acres, so that he now holds under the agreement only about 4,000 acres. Upon this estate 28 Filipino purchasers have each acquired tracts in excess of 16 hectares, or 40 acres. The net result of the Carpenter agreement

has been that a large amount of vacant land on the Tala estate, which had long lain idle and profitless, has been sold at an advance upon the price paid by the Government; that the remaining land is now leased and will be sold, and that much of the land has been brought under cultivation, and the Government has already received a considerable amount of revenue from land which had not previously yielded anything. In leasing this land, Mr. Carpenter acted entirely for himself, no other persons, either directly or indirectly, being interested with him. He holds the position known as executive secretary, but his official duties are in no way connected with the administration of public lands or friar lands. He has no control over them whatever, and no voice in their management. The agreement with Mr. Carpenter seems to have been highly satisfactory to the Filipino people. No criticism of it has been heard on that side of the water; but, hearing of the criticisms published in this country, the members of the Philippine Assembly, all of whom are native Filipinos, including representatives of both political parties, met in caucus and unanimously adopted a resolution, which they caused to be forwarded to this committee through Hon. Manuel L. Quezon, Resident Commissioner in the United States, recognizing "the important and patriotic services rendered by Mr. Carpenter," and expressing "the highest opinion of his morality, honor, and integrity." We believe that the agreement was entered into with the best of motives by all concerned, and that its operation has been beneficial to the Government and to the people.

#### LEASE OF FRIAR LANDS TO GEN. AGUINALDO.

Gen. Emilio Aguinaldo, well known to fame, has been granted a special lease for 2,675 acres on the Imus estate, for the flat rental of 8 cents gold per hectare per annum and with the option to purchase.

#### LEASE TO SEÑOR ARTURO DANCEL.

A special lease has been granted to Señor Arturo Dancel, a Filipino, formerly governor of the Province of Rizal, for 1,397 acres, for which he is charged a rental of 4 cents gold per acre per year, to be increased to 30 cents when marketable crops have been produced on the land. His lease runs for three years, and he is bound to place the entire tract under cultivation within that time.

#### THE THAYER LEASE.

One A. F. Thayer, representing himself as an agent of the Dillinghams, of Honolulu, held a lease on the Binan estate for 4,035 acres and another on the Calamba estate for 8,217 acres. These leases were to run for six months, the rental being 4 cents gold per acre per month, or 48 cents per annum. Mr. Thayer proved to be either a myth or a fraud. It is by no means certain that he represented the Dillinghams, and in any event he has absconded and his affairs, including these leases, placed by the court in the hands of a business man of Manila as receiver. It is uncertain whether that receiver will carry out the terms of the leases, or throw the land back upon the Government.

In answer to the charge or suggestion made that the Secretary of War reported to Congress only one application for a certain number of acres, whereas in point of fact the Philippine Government had leased to Thayer a larger amount, as shown by the testimony before us, it should, in justice, be said that the confusion, or discrepancy, seems to be largely a matter of dates. Mr. Thayer first made one application and at a later period made another for an increased amount of land, and at a still later period he abandoned part of his claim. There does not appear to be any real discrepancy in the reports and statements which have been made.

#### EVICTIIONS FROM FRIAR LANDS.

As already stated, there were upon the friar lands at the time of their purchase over 161,000 persons living. They had previously refused to pay any rent to the friars, and some of them refused to pay rent to the Philippine Government. Three thousand four hundred and twenty-nine eviction suits were brought for the purpose of causing the tenants to acknowledge the ownership of the Government in the lands and to pay rents. These eviction suits were nearly all amicably adjusted, and the total number of actual evictions was only 260, a very creditable showing under all the circumstances.

#### FILIPINO OCCUPANTS ENCOURAGED TO PURCHASE THEIR HOLDINGS AND OTHER FILIPINOS INDUCED TO ACQUIRE FRIAR LANDS.

The officials of the Philippine Government have made every effort to induce tenants to purchase their holdings, and have also encouraged former occupants, who had abandoned their holdings, to take them up again, and have also made efforts to persuade Filipinos who have never occupied friar lands to become purchasers. These natives were offered the land at the minimum price which would yield to the Government the cost of the individual holding, payable in annual installments spread over the maximum period consistent with the retirement of the friar-land bonds at maturity. The leasing of the friar lands fixed the status of the lessee as an occupant and conferred upon him the right to purchase his holdings. When the occupant of the land had once attained to the Government, no question of title could thereafter be raised. Temporary leases were made, in many instances in advance of the actual surveys of the land and ascertainment of the extent and value of the holdings. An immense amount of survey work and numerous complicated calculations were required before the areas of individual parcels could be fixed. The Philippine Legislature did not appropriate for as many surveyors as were deemed necessary by the director of lands and Secretary of the Interior, and it was a long time before the estates could all be surveyed and offered for actual sale.

#### THE CALIFORNIA CORPORATIONS.

Three California corporations have acquired public (not friar) land in the Philippines—the San Carlos Agricultural Co., 1,024 hectares; the San Mateo Agricultural Co., 832 hectares; and San Francisco Agricultural Co., 832 hectares. The stockholders in these companies

are all relatives or friends of Charles J. Welch, one of the purchasers of the San Jose estate, and the public lands thus acquired by them are adjacent to the said estate. None of the purchasers of the San Jose estate are stockholders in any of these three corporations, and none of the stockholders in any one of these three corporations are stockholders in either of the other two. Section 75 of the organic act, limiting the amount of land which may be acquired by corporations to 1,024 hectares, provides that "corporations not organized in the Philippine Islands and doing business therein shall be bound by the provisions of this section so far as they are applicable." None of the three corporations named has exceeded the fixed limit of corporate holdings. E. L. Poole, the manager of the San Jose estate, is also the manager of each one of the three California companies, but he has no financial interest in any of them. It is the intention that they shall cultivate their lands and sell the cane produced to the Mindoro Development Co.

Each of these corporations is authorized by its charter to engage in agriculture, and each one complied with the legal requirements and obtained a license to do business in the Philippine Islands.

The question has arisen as to the right of corporations chartered in the United States to acquire public lands in the Philippines. Section 15 of the organic act provides—

(1) That the government of the Philippine Islands is hereby authorized and empowered, on such terms as it may prescribe by general legislation, to provide for the grant, or sale, and conveyance to actual occupants and settlers and other citizens of said islands such parts and portions of the public domain, other than timber and mineral lands of the United States in said islands, as it may deem wise, not exceeding 16 hectares to any one person;

(2) and for the sale and conveyance of not more than 1,024 hectares to any corporation or associations of persons;

(3) *Provided*, That the grant or sale of such lands, whether the purchase price be paid at once or in partial payments, shall be conditioned upon actual and continued occupancy, improvement, and cultivation of the premises sold for a period of not less than five years, during which time the purchaser or grantee can not alienate or encumber said land or the title thereto; but such restriction shall not apply to transfers of rights and title of inheritance under the laws for the distribution of the estates of decedents.

Referring now to the first division, What is meant by the term "actual occupants?" Clearly it means persons already upon the land. "An occupant is one who has the actual use or possession of a thing." (2 Bouvier's Law Dict., 538.) "Settlers," as the term is used, means something different from "actual occupants." It means persons who were not actual occupants at the time of the passage of the act, and may include all persons who go upon lands for the purpose of making a settlement and acquiring title. Section 21 speaks of lands "entered and occupied as agricultural lands under the provisions of this act, but not patented."

The proviso, which constitutes the third division, requires all persons to become and to remain for five years at least actual occupants as well as settlers.

"Actual occupants and settlers" are not required by the first division to be citizens of the Philippine Islands, unless the use of the word "other" is to be considered as working such a requirement.

The first division relating to persons is complete in itself

The second division is a thing separate and apart and complete in itself. It makes no mention whatever of either occupants, settlers,

or citizens, but expressly authorizes "the sale and conveyance of not more than 1,024 hectares to any corporation or association of persons." As timber and mineral lands are excluded, the lands which can be acquired are plainly the agricultural lands required to be classified under section 13.

Section 75 provides that "every corporation organized to engage in agriculture shall, by its charter, be restricted to the ownership and control of not exceeding 1,024 hectares of land," and that "corporations not organized in the Philippine Islands and doing business therein shall be bound by the provisions of this section, so far as they are applicable."

Sections 15 and 75, whether considered separately or together, clearly contemplate that any corporation authorized to engage in agriculture may, whether chartered in the Philippine Islands or elsewhere, acquire 1,024 hectares of agricultural land.

The act contains further restrictions as to valuable mineral lands and vacant coal lands found upon the public domain; but either may be acquired in smaller quantity (placer claims 64 hectares, coal lands 128 hectares) by corporations chartered either in the Philippine Islands or in the United States.

#### SUMMARY.

We find that the administration of lands in the Philippine Islands has been fairly and honestly conducted, and that the charges and insinuations to the contrary which have been made against the officials charged with the execution of the laws in relation thereto, whether officers of the Philippine government or of the United States, are unwarranted and unjust. W. Cameron Forbes, governor general; Dean C. Worcester, secretary of the interior; Charles H. Sleeper, director of lands; and Frank W. Carpenter, executive secretary, are able, earnest, patriotic men, honestly performing their duties under more or less trying circumstances.

No corporation can lawfully hold more than 1,024 hectares (2,500 acres) of any kind of land in the Philippine Islands, and no corporation has been permitted to purchase more than that amount of either public lands or friar lands since the passage of the act of 1902.

Section 15 of the organic act limits the sale of public lands to 16 hectares, or 40 acres—the amount of public lands in the Philippine Islands which lawfully may be sold to any purchaser other than a corporation. No sale in excess of that amount has been made.

Sections 13, 14, 15, and 16 of the organic act do not apply to the sale and disposition of the friar lands.

Citizens of the United States, as well as citizens of the Philippine Islands, are clearly authorized by the organic act of 1902 to purchase valuable mineral lands and vacant coal lands forming part of the public domain; but it is claimed that, as to agricultural lands, the right of purchase is limited to citizens of the Philippine Islands. Technically, as defined by the act of 1902, citizens of the Philippine Islands are those Spanish subjects who resided in the islands April 11, 1899, and their children subsequently born. No other person can, under existing law, become such citizen, no matter how long he may

have been resident in the islands. Congress should, by appropriate legislation, more clearly express its intention, whether individual citizens of the United States are to be included or excluded as purchasers of agricultural public land of the United States in the Philippine Islands.

While we see no objection to the acquisition of homes in the Philippine Islands by officials or employees of the Government, whether American or Filipino, we advise against speculation in public lands by public officials, and are pleased to note that the members of the Philippine Commission have refrained therefrom.

There are about 60,000,000 acres of public land in the Philippines, the sale of which is restricted by law to 40 acres to a natural person or 2,500 acres to a corporation, each sale to be conditioned upon actual occupancy and cultivation of the lands for at least five years, during which the purchaser may neither sell nor encumber them. There are only about 123,000 acres of unoccupied and vacant friar lands remaining. These can not be sold in such small tracts, and subject to such burdensome conditions, at prices which will enable the Philippine government to reimburse itself and pay off the bonds issued for their purchase. If that is to be accomplished, they will have to be sold in larger tracts than those permitted for public lands, and without the substantially prohibitive conditions of nonalienation or encumbrance. We feel that the sale of such a comparatively small amount of land in somewhat larger tracts than 40 acres, and without the conditions mentioned, would not be injurious to the best interests of the islands and could not be considered as evidencing a policy or intention to permit their exploitation.

At present corporations are limited to 2,500 acres each. There is no limitation at all to the quantity of friar lands that may be acquired by noncorporate purchasers. The advisability of enacting reasonable limitations respecting the quantity of friar lands that may hereafter be acquired, either by individuals or corporations, is respectfully commended to the consideration of Congress.

MARLIN E. OLMSTED.  
E. D. CRUMPACKER.  
E. L. HAMILTON.  
CHARLES E. FULLER.  
WM. H. GRAHAM.  
HERBERT PARSONS.  
D. E. MCKINLAY.  
ALBERT DOUGLAS.  
C. V. FORNES.

I fully concur in the foregoing report as far as it goes, but desire to make the following additional suggestions:

1. As the question of law is important, and as it is also important that the land titles in the Philippines shall be settled and clearly ascertained, and as the judgment of this committee is not final, I think a test suit, or suits, should be brought by the proper government officials for the purpose of securing a judicial determination as to the application of the limitation of section 15 of the act of Congress of 1902 to the sale of friar lands under section 65.

2. As the law now stands, corporations of any country, by simply filing the certified copies of their charters, may acquire lands in the Philippine Islands to the amount of 2,500 acres. I think that this right should be limited to corporations chartered in the Philippines or in the United States. The Philippine Legislature has authority to make such limitation, and unless it does I think that Congress should act.

3. The friar lands are only 400,000 acres, the private lands in the Philippines about 7,000,000, and public lands about 60,000,000. The latter are limited by law to sale to individuals in tracts not to exceed 40 acres, the purchaser to live upon and cultivate them for five years, during which period he may neither sell nor mortgage them. It is plain from the evidence in this case that upon these conditions no considerable amount of these public lands will ever be sold. I think that Congress should enlarge the amount which may be sold to a single individual and provide that when he has paid for the lands in full he may be permitted to mortgage them, as this will often be necessary to enable him to put up the necessary buildings and acquire the necessary stock for the habitation and cultivation of the lands, which it is the principal object of the law to secure. With such a provision of law, I do not think that any distinction should be made whereby corporations can acquire more than individuals.

4. Inasmuch as the United States has already expended many millions of dollars in freeing the Filipinos from the despotism of Spain, in affording them a good government, and in preserving peace there, it would, in my judgment, be absurd to enact or so construe any law as to exclude Americans, whether officeholders or not, from the acquisition and occupation of lands in the Philippine Islands. I do not agree with the theory that investments of American capital there in reasonable amounts will tend to defer the independence of the islands, but rather it will have the contrary effect. Nobody would suggest that we should turn the islands loose without providing in some way for their protection by the United States or by some other power, and this can more readily be accomplished when Americans are interested in the islands than when they are not. Such investments there by Americans would make the United States more careful in affording protection to the independent government that might be established there and would thus insure its greater stability.

A. W. RUCKER.

The preamble of the resolution under which this investigation has been held states that "it has been publicly charged that sales and leases of public lands have been made in the Philippines in violation of law." The duty placed upon the committee was "to make a complete and thorough investigation of the interior department of the Philippine Government touching the administration of Philippine lands and all matters of fact and law pertaining thereto, whether the same are to be had in the United States, the Philippine Islands, or elsewhere, and to report to the House during this Congress all the evidence taken and the findings and recommendations thereon." The committee has fully discharged its duty to make a complete and thorough investigation of the interior department of the Phil-



ippines with regard to the administration of Philippine lands, and we concur in the findings of the foregoing that there have been no sales of Philippine lands in violation of law, and that the officials having in charge the execution of the land laws of the Philippines have been honest and conscientious. They are not, in our judgment, subject to censure; their task has not been an easy one; they have had many burdens laid upon them, not the least of which has been the interpretation of the provisions of the act of 1902, providing a civil government for the Philippines with regard to the lands they were administering.

It would have been, indeed, remarkable if, under all the circumstances that have surrounded them, they had made no mistakes. We have tried to consider their conduct as it has been disclosed to us in a fair and impartial manner, not as persons who seek for the opportunity to criticize, nor as those who try to avoid seeing things that are open to criticism, and we join in acquitting those under investigation of any intentional violation of law. We believe they endeavored always to act in accord with the law as they understood it, and, in cases where the exercise of discretion was involved, that they acted in that manner which they conscientiously believed was for the best interests of the Government of the United States and the Filipino people. We believe the Philippine Commission has made some mistakes in matters of policy, and have, in our judgment, without wrongful purpose, misconstrued some portions of the organic act that affect public and friar lands. We are not engaged in an investigation of the Philippine Commission, but some of these matters are pertinent to this inquiry, and we have commented on them. The Secretary of the Interior is only one member of that body and can not, of course, be charged with responsibility for its acts any further than can any single member of a legislative body be held to such accountability.

#### LEASES OF PUBLIC LANDS FOR LONG TERMS.

We do not believe leases should be made of public lands for long terms. The law, as enacted by the Philippine Government, now permits a lease of public lands for 25 years, with the privilege of renewal for 25 years additional. Where the land leased is valuable and productive, that creates an estate of great value. It is of higher value than a lease for life. Much of the land of the Philippines is very productive, and ultimately it will be demonstrated that a long-time lease is of considerable value where made on a large and productive tract, and a large demand for them will arise. It will need but a few men to make a financial success of such a venture to cause many to ask the same opportunity. It is true that discretion is lodged in the chief of the bureau of public lands as to the time for which the lease may be granted, but he will have great trouble in refusing one man what he has granted to another. The law does not confine leases to citizens of the islands, and we think properly so. The Filipino people are not at present disposed to take leases of large tracts for long terms, and only Americans are likely to do so, and the acquisi-

tion by them of leases to large and productive tracts for the period of a half century will not tend to the peace and welfare of the people of the islands. We recommend an amendment of the organic act, limiting leases to public lands to such reasonable periods as will properly safeguard the interests of all concerned. We believe such leases should be limited to 10 years, with option to renew for a like term.

#### SALES OF PUBLIC LANDS TO "CITIZENS."

By the terms of the public-lands act, enacted by the Philippine Commission, title in fee simple may be acquired to not more than 16 hectares of the agricultural public land by citizens of the Philippine Islands or of the United States, or any insular possession thereof, and corporations may acquire title to not exceeding 1,024 hectares.

We do not believe the commission has correctly interpreted the organic act in this respect. It is clear to us that natural persons who are not citizens of the Philippine Islands are not granted the privilege of acquiring title to agricultural public lands. Section 15 of the organic act, which is the section providing for the sale of such lands, is as follows:

SEC. 15. That the Government of the Philippine Islands is hereby authorized and empowered, on such terms as it may prescribe, by general legislation, to provide for the granting or sale and conveyance to actual occupants and settlers and other citizens of said islands such parts and portions of the public domain, other than timber and mineral lands of the United States in said islands, as it may deem wise, not exceeding sixteen hectares to any one person, and for the sale and conveyance of not more than one thousand and twenty-four hectares to any corporation or association of persons: *Provided*, That the grant or sale of such lands, whether the purchase price be paid at once or in partial payments, shall be conditioned upon actual and continued occupancy, improvement, and cultivation of the premises sold for a period of not less than five years, during which time the purchaser or grantee can not alienate or encumber said land or the title thereto; but such restriction shall not apply to transfers of rights and title of inheritance under the laws for the distribution of the estates of decedents.

It will be noted that so far as natural persons are concerned, the Government of the Philippine Islands, in granting, selling, and conveying agricultural public lands, is restricted to "actual occupants and settlers and other citizens of said islands." This is the only section naming the class of persons to whom such land can be conveyed in fee; and, under a very familiar rule of statutory construction, those not named are excluded. It is equally clear that corporations are permitted to acquire agricultural public lands, and there is no requirement in the organic act that they shall be confined to corporations composed of citizens of the islands or corporations organized in the islands. By the provisions of section 74 of the organic act the Philippine Government is empowered to "grant franchises, privileges, and concessions." Of course the power to grant includes the power to deny, and the Philippine Government can deny access to the islands of any and all corporations not organized under the laws of the Philippine Government. That government is, under the organic act, a body politic. Its people who inhabited the islands at the time of the cession of the islands from Spain and their children are not citizens of the United States. It is a familiar rule that the inhabitants

of ceded territory do not become citizens of the United States unless made so by the treaty of cession or by act of Congress.

The treaty of Paris provides only that Congress will determine the political status of the inhabitants of the Philippines, and Congress has provided only that they are citizens of the islands. Hence the Government of the Philippine Islands is, to a great degree, a separate and distinct political entity, deriving, of course, its right to exist and its powers and privileges from the Government of the United States, and certainly having the right under its organic act (the same as a State) to admit or exclude such corporations as it sees fit, and to admit them upon such terms as it desires to impose. Every corporation engaged in agriculture is, by section 75 of the organic act, confined to the ownership of 1,024 hectares, and no member of such corporation is permitted to be in anywise interested in any other corporation engaged in agriculture, and all commercial or manufacturing corporations are confined to the ownership of the land necessary to enable them to carry out the purposes for which they were created. With these limitations and the power given the Philippine Government over all corporations doing or seeking to do business in the islands, it is apparent that Congress felt that corporations should be permitted to acquire agricultural public lands to the maximum of 1,024 hectares, while restricting natural persons to 16 hectares.

If any sales have been made to persons not citizens of the islands, they have been few. The purchase of 40 acres of Philippine land, with the provision as to occupancy and improvement and restriction as to alienation contained in the organic act, is, of course, very effectual to keep Americans from purchasing, and the question is not very important now, except that any departure from the provisions of the organic act is certain to be the source of more or less agitation and criticism, and Congress should pass an act that will set at rest any doubt about the matter. We believe that the amount that can be secured as a homestead should be increased to 100 acres and that citizens of the United States not in the Philippine service should be qualified entrymen. We do not believe that those in the Philippine service, whether in or out of the department of the interior, should be permitted to acquire public lands of any kind outside of town sites, and then only such amount as is necessary for a residence. The matter of supreme importance to the Government and people of the United States in the Philippine Islands is the orderly administration of the government. It is not alone necessary that our officials there should be just, honest, and disinterested, but also that everything should be avoided that could be made the basis of a suspicion that they are not and give rise to criticism and political agitation. This applies to leases of public lands as well as to purchase.

#### SALE OF THE SAN JOSE ESTATE.

This estate was not sold to the Sugar Trust, but it was sold to its next-door neighbor. One of the men to whom it was sold, Horace Havemeyer, was at the time a director of the American Sugar Refining Co. Another, Charles H. Senfl, had been its vice president, and

the third, who appears to be largely the moving spirit in the transaction, is Charles J. Welch, a sugar commission merchant and a large producer of sugar in Cuba and Hawaii. They appreciated the profit certain to be made by the establishment of a large sugar plantation in the Philippines, with a modern mill for the manufacture of raw sugar, after 300,000 tons of sugar should be permitted to come into the United States free of duty, as it now does under the provisions of the Payne Tariff Act. They were quick to seize the business opportunity presented, and sent agents to the Philippines to locate suitable lands. Capt. Sleeper, chief of the bureau of public lands, solicited them to buy the San Jose estate. It was tenantless and vacant, and there was no hope to sell it for many years, if ever, to small landholders.

It had cost the government a large sum of money, which money had been borrowed, and each year an additional sum had to be paid out for interest. The island on which it was located was sparsely settled and there was no hope to secure tenants for it. There seemed nothing ahead, unless it could be sold to some capitalist who desired to establish a large plantation, except to let it be idle and profitless and continue to pay out interest upon the investment. That is but a fair statement of the situation, and it is but fair to the officials of the interior department to state it in that way. They were charged with the duty of selling all the friar lands and turning the proceeds into the sinking fund to meet the bonds issued for their purchase when due, and naturally they felt that they would be expected to get the best results obtainable, and that it was a good business proposition for the Philippine Government and for the Filipino people, who will have to pay any deficit in the sinking fund, to sell the San Jose estate to whatever person was ready, able, and willing to pay a fair price for it. They believed, also, that a sugar plantation, conducted along modern lines, would be of real educational value to the people of the islands. Capital has been very shy of the Philippines, more so than these officials thought was justified, and they have believed that its investment there would bring about the development of the great natural resources of the islands, and they have been somewhat impatient with the slowness with which it has been attracted there. We believe these views were honestly entertained, and what was done in pursuance thereof was done in the spirit of helpfulness and with a conviction that it was for the best interest of all concerned.

We fully concur with the conclusion of the majority that there was nothing in the organic act that prohibited the sale; that the limitation of 16 hectares that natural persons could purchase of the agricultural public land did not apply to the friar lands seems to us a conclusion that can not be escaped, and there is nothing we can add to the clear exposition of the law on that subject set out in the foregoing report. We are confident that the same interpretation will be placed upon the sections discussed and construed by the committee, by the courts if the questions involved ever reach them, and unless Congress acts speedily and removes all doubt upon those questions the law officers of this Government should bring a proceeding that will settle them. The sale of the friar lands or the public lands in large tracts, as in the case of the San Jose estate, should in the future be absolutely pro-

hibited. A proper limitation should, as promptly as possible, be placed upon the amount of such lands that can be acquired by both natural persons and corporations. The San Jose incident is one that should stand as a warning both to the Philippine Government and the United States. Mr. Welch had no sooner acquired the San Jose estate for himself and immediate associates than he caused to be organized what have been described in the majority report as the California corporations.

The stockholders of these corporations are made up of his wife, brothers-in-law, business associates, and clerks. Of course, he is the dominating figure, and by the community of interest that is apparent in the situation, there is, to all practical intents and purposes, a holding of about 62,000 acres of Philippine land by one person. It is possible that Mr. Welch and these California corporations and their stockholders have violated the inhibitions of section 75 against members of one corporation engaged in agriculture being interested in similar corporations, and in the light of the testimony developed in this hearing that matter should have the attention of the Philippine law officers. The whole matter has worked out in such manner as to clearly indicate what will happen if the Philippines are thrown open to exploitation by American capitalists. The reason and history of the friar-land purchase are very clearly set out in the majority report. By the provisions of section 63 of the organic act the Philippine Government is given the power to acquire, hold, and convey title to real and personal property, and is also empowered to acquire real estate for public uses by the exercise of the right of eminent domain. Section 64 provides in part:

That the powers hereinbefore conferred in section sixty-three may also be exercised in respect of any lands, easements, appurtenances, and hereditaments which, on the thirteenth of August, eighteen hundred and ninety-eight, were owned or held by associations, corporations, communities, religious orders, or private individuals in such large tracts or parcels or in such manner as in the opinion of the commission injuriously to affect the peace and welfare of the people of the Philippine Islands.

If the balance of the unoccupied friar lands, amounting to about 125,000 acres, is permitted to go in large tracts into the hands of American capitalists, that will, with the San Jose estate, amount to practically one-half of them being acquired by large landowners, no one of which will, in all probability, live in the islands, and it may be but the commencement of a system of absentee landlordism that might develop into a system equally as obnoxious as the old one under the friars. The reason for purchasing the friar lands was largely political. It was to get rid of a class that disturbed political conditions. That object has been attained, and it was worth all it cost if not another dollar is returned to the treasury to pay the bonds issued to buy the lands. We should make this policy plain to our officials in the islands by placing a reasonable limitation upon the amount of friar lands that can be acquired by an individual. As the lands are in a class distinct from the public lands of the United States Government, and as they were acquired by bonds now a charge upon the people of the islands, and as the proceeds of sales go to discharge those bonds, we quite agree that they may well be sold in tracts somewhat larger than 40 acres, and that more liberal require-

ment as to cultivation and restriction on alienation and encumbrance might be made, and we join most heartily in commending to Congress consideration of the question of placing a reasonable limitation upon the quantity of friar lands that may be acquired by an individual, and we indulge the hope that until Congress has had opportunity to act that no further sales will be made of such lands in large tracts.

E. H. HUBBARD

C. R. DAVIS.

E. H. MADISON.

## EXHIBIT A.

*Opinion of the law officer of the Bureau of Lands on the question whether the Director of Lands has authority to sell to an individual, or an individual to purchase from the Government, vacant and unoccupied lands, constituting a portion of the friar-lands purchase, without restriction as to area.*

SIR: Pursuant to your verbal instructions I have the honor to submit the following opinion:

### QUESTION.

Has the Director of Lands authority to sell to an individual, or an individual to purchase from the Government, vacant and unoccupied lands, constituting a portion of the "friar-lands" purchase, without a restriction as to area?

### OPINION.

For the determination of this question it is first necessary to determine whether the so-called friar lands are "public lands" within the meaning of the public-land act, and so subject to the restriction that not more than 16 hectares of unoccupied and unreserved public land can be acquired by purchase from the Government by an individual.

Section 10 of the public-land act, referring to sales of the public domain, restricts the operation of the public-land act, as regulating sales of the public domain, to "unoccupied, unappropriated, and unreserved, nonmineral, agricultural public land, as defined in the act of Congress of July 1, 1902."

The definition referred to, contained in the act of Congress of July 1, 1902, is found in section 12 thereof as follows:

"All property and rights which may have been acquired in the Philippine Islands by the United States, under the treaty of peace with Spain signed December 10, 1898, except such land or other property as shall be designated by the President of the United States for military and other reservations of the Government of the United States, are hereby placed under the control of the government of said islands, to be administered for the benefit of the inhabitants thereof, except as provided in this act."

At the date of the signing of the treaty of Paris, the so-called friar lands were of private ownership, and the government acquired no property or rights in them (except those of eminent domain, which it exercises over all property of private ownership). Subsequently the government, under special authority of Congress, acquired these lands by purchase from their then owners, and, except for any restrictions imposed by Congress or by legislation subsequently enacted by the Philippine Commission or the legislature, it is as free to dispose of them as would be any private purchaser from the former owners.

The restrictions imposed by Congress in this respect are contained in section 65 of said act of July 1, 1902, and are as follows:

"SEC. 65. That all lands acquired by virtue of the preceding section shall constitute a part and portion of the public property of the government of the Philippine Islands, and may be held, sold, and conveyed, or leased temporarily for a period not exceeding three years after their acquisition by said government on such terms and conditions as it may prescribe, subject to the limitations and conditions provided for in this act: *Provided*, That all deferred payments and the interest thereon shall be payable in the money prescribed for the payment of principal and interest of the bonds authorized to be issued in payment of said lands by the preceding section, and said deferred payments shall bear interest at the rate borne by the bonds. All moneys realized or received from sale or other disposition of said lands or by reason thereof shall constitute a trust fund for the payment of principal and interest of said bonds, and also constitute a sinking fund for the payment of said bonds at their maturity. Actual settlers and occupants at the time said lands are acquired by the government shall have the preference over all others to lease, purchase, or acquire their holdings within such reasonable time as may be determined by said government."

Section 65 of the Philippine act, just quoted, expressly authorizes the sale of these lands, subject only to the limitations imposed in the act itself, with the proviso that actual settlers and occupants at the time of purchase shall have the prior right to lease and purchase. This proviso has no application in the present case, as the lands under discussion are unoccupied and vacant and were so at the time of the purchase.

An examination of the Philippine act of July 1, 1902, fails to disclose any restriction as to the amount of vacant friar lands that may be sold to or acquired by an individual, and there is none in existing legislation.

The existing prohibition against a corporation engaged in agriculture owning or controlling more than 1,024 hectares of land is not to be extended by implication to include an individual or even a voluntary association of individuals; it is a piece of what is popularly known as "antitrust" or "anticorporation" legislation, and numerous reasons can be assigned as to why the legislature saw fit to make the prohibition as to corporations and not as to individuals.

It is true that in section 9 of the friar-lands act, No. 1120, the Director of Lands was directed to proceed in the sale or leasing of vacant friar lands "as provided in Chapter II of the public-land act," but this unquestionably referred to method to be followed and the steps to be taken in such leasing or selling and not to the restrictions that limited an individual purchaser to 16 hectares.

If there were any doubt on this latter point, it is of no importance now, as this provision of section 9 of act No. 1120 was repealed by act No. 1847.

I am of the opinion that the Director of Lands may sell and an individual purchaser may acquire vacant and unoccupied friar lands without any restriction as to area.

Very respectfully,

LOUIS C. KNIGHT,  
*Attorney, Bureau of Lands.*

The DIRECTOR OF LANDS,  
*Manila, P. I.*

Certified as correct copy:

C. H. SLEEPER, *Director of Lands.*

## EXHIBIT B.

*Opinion of the attorney general, Philippine Islands, on the question whether the director of lands has authority to sell to an individual, or an individual to purchase from the Government, vacant and unoccupied lands, constituting a portion of the friar-lands purchase, without restriction as to area.*

MANILA, October 18, 1909.

SIR: In compliance with your request of the 12th instant, I have the honor to render an opinion upon the following question:

Has the director of lands authority to sell to an individual, or an individual to purchase from the Government, vacant and unoccupied lands constituting a portion of the friar-lands purchase without a restriction as to area?

It appears from your communication that this question has arisen from an inquiry that was made in the United States as to the purchase of the San Jose de Mindoro estate by an individual, and you say it is understood that an opinion was offered at the Bureau of Insular Affairs that an individual could not purchase more than 16 hectares of unoccupied friar lands. As I can not agree with that opinion, I shall state at some length the grounds upon which my conclusion is based.

The question submitted seems to involve a determination of whether or not the so-called friar lands, in making sales thereof, are to be treated as public lands, so as to make applicable thereto the restrictions of the public-land act as to the area which may be sold to an individual.

The purchase of the properties known as the friar lands was authorized by Congress in sections 63, 64, and 65 of the act of July 1, 1902, known as the Philippine bill. The Congress of the United States, after providing in section 63 of said act that the Government might acquire, receive, hold, maintain, and convey title to real and personal property, subject to the limitations and conditions prescribed in said act, and after providing in section 64 for the purchase of the so-called friar lands, further provided in section 65 as follows:

"That all lands acquired by virtue of the preceding section shall constitute a part and portion of the public property of the Government of the Philippine Islands, and may be held, sold, and conveyed, or leased temporarily for a period not exceeding three years after their acquisition by said Government on such terms and conditions



as it may prescribe, subject to the limitations and conditions provided for in this act: *Provided*, That all deferred payments and the interest thereon shall be payable in the money prescribed for the payment of principal and interest of the bonds authorized to be issued in payment of said lands by the preceding section and said deferred payments shall bear interest at the rate borne by the bonds. All moneys realized or received from sales or other disposition of said lands or by reason thereof shall constitute a trust fund for the payment of principal and interest of said bonds and also constitute a sinking fund for the payment of said bonds at their maturity. Actual settlers and occupants at the time said lands are acquired by the Government shall have the preference over all others to lease, purchase, or acquire their holdings within such reasonable time as may be determined by said Government."

It will be observed that said section 65 provides "that all lands acquired by virtue of the preceding section shall constitute a part and portion of the public property of the Government of the Philippine Islands;" we must first ascertain whether these so-called friar lands as public property of the Government of the Philippine Islands are to be considered "public lands" in the sense in which those words are used in the public-land act.

Section 12 of said act of Congress of July 1, 1902, known as the Philippine bill, provides as follows:

"That all the property and rights which may have been acquired in the Philippine Islands by the United States under the treaty of peace with Spain, signed on December tenth, eighteen hundred and ninety-eight, except such land or other property as shall be designated by the President of the United States for military and other reservations of the Government of the United States, are hereby placed under the control of the Government of said islands, to be administered for the benefit of the inhabitants thereof, except as provided in this act."

After providing in said section 12 of the Philippine bill for the administration by the Government of the Philippine Islands of the property and rights which were acquired in the Philippine Islands by the United States under the treaty of peace with Spain, with the exception stated, the Congress of the United States provided in section 13 as follows:

"That the Government of the Philippine Islands, subject to the provisions of this act and except as herein provided, shall classify according to its agricultural character and productiveness, and shall immediately make rules and regulations for the lease, sale, or other disposition of the public lands other than timber or mineral lands, but such rules and regulations shall not go into effect or have the force of law until they have received the approval of the President, and when approved by the President they shall be submitted by him to Congress at the beginning of the next ensuing session thereof, and unless disapproved or amended by Congress at said session they shall at the close of such period have the force and effect of law in the Philippine Islands: *Provided*, That a single homestead entry shall not exceed 16 hectares in extent."

It should be noted that these provisions of the act of Congress relate to public lands acquired in the Philippine Islands by the United States under the treaty of peace with Spain. Under said authority conferred by Congress, the Government of the Philippine Islands administers the public lands of the United States in the Philippine Islands for the benefit of the inhabitants of these islands, and, pursuant thereto, the Philippine Commission passed Act No. 926, entitled, as amended by act No. 979:

"An act prescribing rules and regulations governing the homesteading, selling, and leasing of portions of the public domain of the Philippine Islands, prescribing terms and conditions to enable persons to perfect their titles to public lands in said islands, providing for the issuance of patents without compensation to certain native settlers upon the public lands, providing for the establishment of town sites and sale of lots therein, and providing for a hearing and decision by the court of land registration of all applications for the completion and confirmation of all imperfect and incomplete Spanish concessions and grants in said islands, as authorized by sections thirteen, fourteen, and fifteen of the act of Congress of July first, nineteen hundred and two, entitled 'An act temporarily to provide for the administration of the affairs of civil government in the Philippine Islands, and for other purposes.'"

Sections 12 and 13 of said act of Congress, above quoted, relate only to "property and rights which may have been acquired in the Philippine Islands by the United States under the treaty of peace with Spain"; while under the provisions of section 65 of the same act, the friar lands, when acquired, became a portion of the public property of the Government of the Philippine Islands; so that said lands could not have been considered in the enactment of sections 12 and 13 of the Philippine bill, nor in the passage of the public-land act.

In Chapter II of said public-land act, under the heading "Sales of portions of the public domain," it is provided in section 10 that any citizen of the Philippine Islands, or of the United States, or of any insular possession thereof, or any corporation or like

association of persons organized under the laws of the Philippine Islands, or any State, Territory, or insular possession thereof, and authorized to transact business in the Philippine Islands, may purchase any tract of unoccupied, unappropriated, and unreserved nonmineral agricultural public land in the Philippine Islands, as defined in the act of Congress of July 1, 1902, not to exceed 16 hectares for an individual or 1,024 hectares for a corporation or like association, etc.

It will be observed that in said section 13 of the Philippine bill, above quoted, the Congress made provision with reference to the lease, sale, or other disposition of the "public lands" other than timber or mineral lands, and in the heading to said Chapter II of the public-land act the commission used the term "public domain," and in said section 10 used the term "public land." The term "public land" and the term "public domain" are here used synonymously; in fact, these terms mean the same thing. (*Barker v. Harvey*, 181 U. S., 481, 490, citing *Newhall v. Sanger*, 92 U. S., 761, 763; see also *Bardon v. U. P. R. Co.*, 145 U. S., 335, 538, and *Mann v. Tacoma Land Co.*, 153 U. S., 273, 284.)

The supreme court of the Philippine Islands, in the case of *Montano v. Insular Government* (12 Phil. Rep., 572), held that "in acts of the Congress of the United States the term 'public lands' is uniformly used to describe so much of the national domain under the legislative power of the Congress as has not been subjected to private right or devoted to public use."

In the course of its decision in said case the Supreme Court, in referring to the former case of *Mapa v. The Insular Government* (10 Phil. Rep., 175), said:

"In the concurring opinion, in order to avoid misapprehension on the part of those not familiar with United States land legislation and a misunderstanding of the reach of the doctrine it was pointed out that under the decisions of the Supreme Court of the United States the phrase 'public lands' is held to be equivalent to 'public domain' and does not by any means include all lands of Government ownership, but only so much of said lands as are thrown open to private appropriation and settlement by homestead and other like general laws. Accordingly, 'Government land' and 'public land' are not synonymous terms; the first includes not only the second, but also other lands of the Government already reserved or devoted to public use or subject to private right. In other words, the Government owns real estate which is part of the 'public lands' and other real estate which is not part thereof."

At the time of the ratification of the treaty of peace between the United States and Spain, and long prior thereto, the lands now known as the friar lands were occupied, appropriated, and of private ownership. The government of the Philippine Islands was specially authorized by the Congress to acquire said lands, and accordingly purchased them. The act of Congress provides that the actual settlers and occupants at the time of the acquisition of said lands by the Government shall have the preference over all others, to lease, purchase, or acquire their holdings. It is therefore clear that the friar lands, as public property of the Government of the Philippine Islands, are not "public lands" in the sense in which that term is used in the Philippine bill and in the public-land act; and, except as it may be limited by legislation, the Government is as free to sell or otherwise dispose of said lands as would be any purchaser of real estate of private ownership.

With a view to carrying out the powers conferred upon the Philippine Government in said act of Congress, with reference to the acquisition, administration, lease, and sale of the so-called friar lands, the Philippine Commission passed act No. 1120, entitled:

"An act providing for the administration and temporary leasing and sale of certain haciendas and parcels of land, commonly known as friar lands, for the purchase of which the Government of the Philippine Islands has recently contracted, pursuant to the provisions of sections sixty-three, sixty-four, and sixty-five of an act of the Congress of the United States entitled 'An act temporarily to provide for the administration of the affairs of civil government in the Philippine Islands, and for other purposes,' approved on the first day of July, nineteen hundred and two."

And in the preamble of said act the Philippine Commission said:

"Whereas the said lands are not 'public lands' in the sense in which those words are used in the public-land act, numbered nine hundred and twenty-six, and can not be acquired or leased under the provisions thereof, and it is necessary to provide proper agencies for carrying out the terms of said contracts of purchase and the requirements of said act of Congress with reference to the leasing and selling of said lands and the creation of a sinking fund to secure the payment of the bonds so issued: Now, therefore," etc.

It thus appears that the Philippine Commission itself held that the friar lands are not "public lands" in the legal sense of those words; and the provisions of said act No. 1120, with reference to the sale of the friar lands, are so different from the provisions

of the public-land act relating to the sale of portions of the public lands it appears to be unquestionable that the provisions of the public-land act have no application whatever to the sale or other disposition of the friar lands; but we must look to said act of Congress of July 1, 1902, and to said act No. 1120 and its amendments for the provisions of law relating to the sale or other disposition of said friar lands, and, in the absence of any restrictions in said legislation as to the amount of vacant or unoccupied friar lands which may be sold to or acquired by an individual, it must be held that there are no such restrictions.

In this connection attention is invited to the fact that it was originally provided in section 9 of said act, No. 1120, as follows:

"In the event the chief of the bureau of public lands should find any of the said lands vacant, he is directed to take possession and charge thereof, and he may either lease such unoccupied lands for a term not exceeding three years or offer the same for sale, as in his judgment may seem for the best interests of the Government, and in making such sales he shall proceed as provided in chapter 2 of the public-land act."

Said section 9 was amended by the Philippine Legislature on June 3, 1908, in act No. 1847, to read as follows:

"In the event the director of lands should find any of the said lands vacant, he is directed to take possession and charge thereof, and he may either lease such unoccupied lands for a term not exceeding three years or offer the same for sale as in his judgment may seem for the best interests of the Government, and in making such sales he shall proceed as provided in section 11 of this act."

Thereafter, on May 20, 1909, in act No. 1933, the Philippine Legislature again amended said section 9 to read as follows:

"In the event the director of lands should find any of said lands vacant he is directed to take possession and charge thereof, and he may either lease such unoccupied lands for a term not exceeding three years, or sell same, as may be solicited, and in making such leases or such sales he shall proceed as provided in section 11 of this act."

It thus appears that whatever may have been the meaning of the words "as provided in chapter 2 of the public-land act" in said section 9 as originally enacted, these words now have no meaning or application in the lease or sale of the friar lands, but in making such leases or such sales the director of lands shall proceed as provided in section 11 of said friar-lands act.

Said section 11, as amended by acts Nos. 1847 and 1933, is as follows:

"Should any person who is the actual and bona fide settler upon and occupant of any portion of said lands at the time the same is conveyed to the Government of the Philippine Islands desire to purchase the land so occupied by him, he shall be entitled to do so at the actual cost thereof to the Government, and shall be allowed to pay for same in equal annual or semiannual installments: *Provided, however,* That payment by installments shall be in such amounts and at such time that the entire amount of the purchase price, with interest accrued, shall be paid at least one year before the maturity of what are known as the 'friar-land bonds,' issued under the provisions of act Numbered One thousand and thirty-four, that is, on or before February first, nineteen hundred and thirty-three. The terms of purchase shall be agreed upon between the purchaser and the director of lands, subject to the approval of the Secretary of the Interior and all deferred payments on the purchase price shall bear interest at the rate of four per centum per annum.

"In case of lease of vacant lands, as well as in case of sale of some under the provisions of section nine of this act, the director of lands shall notify the municipal president or municipal presidents of the municipality or municipalities in which said lands lie before the same takes place. Upon receipt of such notification by said municipal president or municipal presidents the latter shall publish the same for three consecutive days, by bandillos, in the población and barrio or barrios affected, and shall certify all these acts to the director of lands, who shall then, and not before, proceed to execute the contract of lease or to make the said sale with preference, other conditions being equal, to the purchaser who has been a tenant or bona fide occupant at any time of the said lands or part thereof, and if there has been more than one occupant, to the last tenant or occupant: *Provided, however,* That no contract for the lease of and no sale of vacant lands made in accordance with this section shall be valid nor of any effect without the requisite as to publication by bandillos above provided."

It therefore clearly appears that the restrictions of the public-land act with reference to the amount of public land which may be sold to an individual, or to a corporation or like association of persons, are not applicable in the sale of the friar lands; but that the only restrictions with reference to the sale or other disposition of the friar lands are to be found in the act of Congress of July 1, 1902, providing for the purchase of said lands, and in act No. 1120 and its amendments providing for the administration, lease, and sale thereof.

This inquiry relates only to the authority of the director of lands to "sell to an individual or an individual to purchase from the Government vacant and unoccupied lands constituting a portion of the friar-lands purchase without a restriction as to area"; but it may not be amiss to call attention to the provisions of section 75 of the Philippine bill, as follows:

"That no corporation shall be authorized to conduct the business of buying and selling real estate or be permitted to hold or own real estate except such as may be reasonably necessary to enable it to carry out the purpose for which it is created, and every corporation authorized to engage in agriculture shall by its charter be restricted to the ownership and control of not to exceed one thousand and twenty-four hectares of land; and it shall be unlawful for any member of a corporation engaged in agriculture or mining and for any corporation organized for any purpose except irrigation to be in anywise interested in any other corporation engaged in agriculture or in mining. Corporations, however, may loan funds upon real-estate security and purchase real estate when necessary for the collection of loans, but they shall dispose of real estate so obtained within five years after receiving the title. Corporations not organized in the Philippine Islands and doing business therein shall be bound by the provisions of this section so far as they are applicable."

An attention is also invited to the proviso of paragraph 5 of section 13 of act No. 1459, as follows:

"That no corporation shall be authorized to conduct the business of buying and selling real estate or be permitted to hold or own real estate except such as may be reasonably necessary to enable it to carry out the purposes for which it is created, and every corporation authorized to engage in agriculture shall be restricted to the ownership and control of not to exceed one thousand and twenty-four hectares of land; and it shall be unlawful for any member of a corporation engaged in agriculture or mining and for any corporation organized for any purpose except irrigation to be in anywise interested in any other corporation engaged in agriculture or in mining. Corporations, however, may loan funds upon real-estate security and purchase real estate when necessary for the collection of loans, but they shall dispose of real estate so obtained within five years after receiving the title."

In view of all the provisions of law affecting the subject matter of your inquiry, I am of the opinion that there is no provision of law limiting the area of the friar lands which may be sold to an individual or which an individual may acquire from the Government, and that there are no restrictions as to the amount of such lands which may be sold to or be acquired by a corporation, except the provisions of said section 75 of the Philippine bill and paragraph 5 of section 13 of the corporation law, above quoted.

Very respectfully,

The DIRECTOR OF LANDS,  
*Manila.*

Approved:

GEO. R. HARVEY,  
*Solicitor General.*

IGNACIO VILLAMOR,  
*Attorney General.*

## EXHIBIT C.

### *Supplementary opinion of attorney general Philippine Islands.*

A careful examination of the speech delivered by Mr. Martin on the floor of the House, June 13, 1910, in so far as it deals with the legal aspect of the so-called friar-land sales, shows that his whole contention may be concisely stated as follows:

"That the words 'subject to the limitations and conditions prescribed in this act' appearing in sections 63, 64, and 65 of the act of Congress of July 1, 1902, refer to the 16-hectare limitation to an individual and 1,024 hectares to a corporation as provided in section 15 of said act."

A similar question has been decided by the undersigned in an opinion rendered October 18, 1909. In view, however, of the important proportions which the debate on this question has attained, I deem it proper to supplement said opinion with the following statement:

In the opinion above referred to it was held that so-called friar lands may be sold to an individual without limitation as to area, but as regards corporations not more than 1,024 hectares could be sold by virtue of and under the provisions of section 75 of the organic act and section 13, paragraph 5, of act No. 1459 of the Philippine Commission.

It has repeatedly been asserted that the limitation contained in section 15 of the Philippine bill, to wit, not more than 16 hectares of public lands to an individual, for homestead purposes, is also applicable to friar lands.

Attention is called to the distinction made in said opinion between lands of the public domain, or lands acquired by the United States under the treaty of Paris, and the lands purchased from the religious orders by the Philippine Government by authority of Congress. The disposition of such lands is subject to certain conditions and limitations expressly provided for each of them, and said conditions and limitations can not indifferently be made applicable to either without annulling the very object of the act of Congress of July 1, 1902.

If the friar lands, after their acquisition by the Philippine Government, had been added to the public lands, as contended in Mr. Storey's opinion in refutation of the one rendered by Attorney General Wickersham, it would be beyond question that the limitations prescribed for public lands would be applicable to friar lands. In my judgment, a perusal of section 65 of said act of Congress leaves no ground for such an assumption.

Congressman Martin (Congressional Record, June 17, 1910, p. 8482) made the statement that—

"The Philippine Commission by the public-land act, passed October 7, 1903, subjected the public lands to the limitations contained in section 15 of the organic act, and by the friar-land act, passed April 26, 1904, subjected the friar lands to the limitations contained in the public-land act. These acts of the commission were merely declaratory of the organic law."

It is unquestionable that the limitation in section 15 of the organic act is embodied in section 10 of the public-land act of the Philippines, but section 9 of the friar-land act applies the restrictions of the public-land act only upon unoccupied friar lands. This limitation of the friar-land act was not provided in compliance with section 15 of the organic act. The Philippine Commission, acting in accordance with the powers thereto vested by section 65 of said organic act, deemed it convenient to impose the same limitation as to area upon the unoccupied friar lands. Section 9 of act 1120 of the Philippine Commission (the friar-land act) is not merely declaratory of section 15 of the organic act, inasmuch as the public-land act (No. 926), referred to in the friar-land act, contains provisions not included in said section 15, viz, provisions for the survey of the land in continuous legal subdivisions, provisions for the sale by competitive bidding, and fixing the rate of interest at 6 per cent per annum.

It is to be noted that section 9 of act 1120 was amended by act 1847 which abolished said limitation on friar lands, and was further amended by act 1933 of the Philippine Legislature. Both amendatory acts were submitted to the United States Congress, in compliance with section 86 of the organic act, and not having been annulled, it may be reasonably assumed that Congress in conferring authority upon the Philippine Commission to enact said friar-land act, recognized in the Philippine Legislature the power to amend the same.

An examination of the provisions of the Philippine bill which have direct bearing upon the question at issue, shows that in the enactment of provisions relating to the lease, sale, or other disposition of the agricultural public lands of the United States, Congress provided the conditions and limitations under which said lands might be disposed of. In the enactment of provisions for the disposition of the mineral lands, Congress provided the limitations and conditions under which said mineral lands might be disposed of. In the enactment of provisions authorizing the Philippine Government to purchase private lands, then owned and held by religious orders and others, Congress provided the limitations and conditions under which said lands might be acquired by the Philippine Government, and also certain limitations and conditions under which they might be sold, leased, or otherwise disposed of by said Government, and it is not reasonable, logical, or sensible to contend that the limitations and conditions prescribed with reference to public lands of the United States are applicable in the sale or other disposition of the friar lands purchased by the Philippine Government. There is nothing in the act to show that such was the intention of Congress and such a conclusion can only result from the confusion arising from treating the friar lands as public lands of the United States, and ignoring the very clear distinction between public lands of the United States and the friar lands of the Philippine Government.

It will be observed that in section 16 of the organic act it is provided that "the prior right hereby secured to an occupant of (public) land who can show no other proof of title than possession, shall not apply to more than 16 hectares in any one tract." On the other hand, section 65 of the same act provides that "actual settlers and occupants at the time said (friar) lands are acquired by the Government shall have the preference over all others to lease, purchase, or acquire their holdings within such reasonable time as may be determined by said Government." The distinction in the foregoing

provisions relating to public and friar lands shows that the limitation of 16 hectares to an individual is not applicable to friar lands.

In authorizing the Philippine Government to acquire by purchase said friar lands, it was clearly the intention of Congress to end the serious agrarian troubles that had arisen between the tenants of said lands and the friars. The solution intended was to sell the lands in such areas as they occupied. Referring to said lands, the Senate report (Mar. 31, 1902) stated:

"The bill provides a method by which the Government can buy these lands from the friars and transfer them on suitable terms to the actual occupants."

How could actual settlers and occupants of large areas be given the preference over all others to lease, purchase, or acquire their holdings if they were to be limited to the small area of 16 hectares?

The Philippine bill was introduced in the Senate January 7, 1902, and reported by the committee March 31. This report states in part (S. Rept. No. 915, 57th Cong., 1st sess.):

"The two sections following these relate to the granting of franchises in the Philippine Islands (secs. 74 and 75). The committee feel that it is of the greatest importance for the proper development of the islands that capital be encouraged to enter the islands, but in order to prevent any improper exploitation which would be to the detriment of the inhabitants these sections are strongly guarded. Ample opportunity is given to capital, but the restrictions are rigid. This portion of the bill was drawn with the greatest care, and it seems to the committee that, as drawn, every public interest is safely guarded, while at the same time due encouragement is given to capital."

The rendering of this committee report was followed by a lively debate in the Senate. Congressman Martin, in support of his conclusion that the clause in section 65, "subject to the limitations and conditions provided for in this act," refer to the 16-hectare limitation to an individual and 1,024 hectares to a corporation, quotes (Cong. Rec., p. 8497) passages of the debate in the Senate. It will be noted that every one of the speakers discussed franchises to corporations, as provided in the sections referred to in the above quoted report, Nos. 74 and 75, act of Congress of July 1, 1902.

On May 9, 1902, Senator Teller, as quoted by Mr. Martin, spoke of the bill, and said, in part, as follows:

"I want some one to tell me why a corporation should be permitted to take 5,000 acres of land there. If 1 corporation may take 5,000 acres, 10 corporations may each take 5,000 acres."

That the Senator had reference to the franchise provision of the organic act in reference to friar lands may be seen from the following excerpt of Mr. Foraker's speech (Cong. Rec., p. 5290):

"Now, in this bill a provision is made to solve the difficulty we are having on account of these friar lands being tied up in this way, which provision has been criticized by the Senator from Colorado (Mr. Teller)."

Senator Deboe, also quoted by Mr. Martin, on May 16, speaking of the Philippine bill, reported by Mr. Lodge's committee, said:

"It ought to be arranged so as to open up the islands to settlement by the people and guard against too much liberality against corporations."

Senator Beveridge is next cited by Mr. Martin, who, in answer to Senator Dubois, on May 23, said (p. 5866):

"He spoke of syndicates taking these lands, and yet the Senator knows that in this bill it is provided that no corporation shall own more than 5,000 acres of land."

Subsequently, on May 27, Senator Patterson also spoke of the franchise provisions of the Philippine bill, stating (p. 5966):

"I call attention to the provision which authorizes the commission to dispose of the public lands in tracts of 5,000 acres."

It will appear from the foregoing that in every single instance the debate was directed against "too much liberality against corporations," and every speaker took up that portion of the bill providing franchises to corporations and the area of land they could acquire under the law. Immediately after the debate, May 29, 1902, Mr. Lodge offered several amendments, one of them, couched in the words "subject to the limitations and conditions prescribed in this act," contained in section 65 of said organic act, having been interpreted to refer to the limitations provided for in section 15 of said act. The interpretation of said limiting clause has become the paramount issue in this controversy.

In this connection, attention is invited to the fact that the clause above quoted was inserted at a time when the bill before the Senate did not contain section 15.

As above noted, the franchise provisions of the organic act were attacked in the Senate, and therefore the amendment passed by that body had reference to section

75 of the act prescribing the limitation of 1,024 hectares of land to a corporation, and not to section 15, which applies exclusively to public lands and only because a part of the act under discussion after the Lodge amendment had been approved.

The record shows that the Senate objected to sales of friar lands in great areas to corporations.

In conclusion it is submitted that said limiting clause in section 65 of the organic act could only refer to sections 64, 65, and also to section 75, which prescribes the limitation of area on all corporations in general and not to section 15, which exclusively applies to public lands and to corporations desiring to acquire such lands, and therefore the opinion of the undersigned rendered October 18, 1909, hereinbefore mentioned, is in accordance with law.

WASHINGTON, D. C., January 6, 1911.

IGNACIO VILLAMOR,  
*Attorney General for the Philippine Islands.*

### EXHIBIT D.

*Opinion of the Attorney General Philippine Islands as to what lands of the so-called friar estates are now to be considered as "vacant lands," and therefore requiring the publication of "bandillos," as provided by section 3 of act No. 1933, before such lands may be legally sold or leased by the director of lands, illustrating the fact that all occupants of friar lands have been considered as having a preferential right to purchase their holdings.*

BUREAU OF JUSTICE,  
OFFICE OF THE ATTORNEY GENERAL,  
Manila, June 15, 1909.

SIR: I have the honor, in response to your letter of May 25, 1909, to submit an opinion upon the following question:

What lands of the so-called friar estates are now to be considered as being "vacant lands," and therefore requiring the publication of "bandillos," as provided by section 3 of act No. 1933, before such lands may be legally sold or leased by the Director of Lands?

The second paragraph of section 11 of act No. 1120, was added to said section by act No. 1847 and was amended by section 3 of act No. 1933 to read as follows:

"In case of lease of vacant lands, as well as in case of sale of same under the provisions of section nine of this act, the director of lands shall notify the municipal president or municipal presidents of the municipality or municipalities in which said lands lie before the same takes place. Upon receipt of such notification by said municipal president or municipal presidents the latter shall publish the same for three consecutive days, by bandillos, in the población and barrio or barrios affected, and shall certify all these acts to the director of lands who shall then, and not before, proceed to execute the contract of lease or to make the said sale with preference, other conditions being equal, to the purchaser who has been a tenant or bona fide occupant at any time of the said lands or part thereof, and if there has been more than one occupant to the last tenant or occupant: *Provided, however,* That no contract for the lease of and no sale of vacant lands made in accordance with this section shall be valid nor of any effect without the requisite as to publication by bandillos, above provided."

Said act No. 1933 was passed by the legislature on May 20, 1909, and was enacted to take effect on its passage.

It would seem to be clear that the said amendment refers to lands which were vacant at the time of the passage of said act No. 1933, and does not refer to all lands which were vacant upon the date of the purchase of the friar lands by the Government, some of which have since been leased by the Government to certain tenants not included under the heading of "Actual and bona fide occupants."

The term "vacant lands" as used in said act can only mean lands that are unoccupied and lying idle without being leased under the provisions of the friar-lands act. When it is proposed to sell or lease any portion of such unoccupied lands it will be necessary for the director of lands to notify the municipal president, who will cause bandillos to be published for three days in the población and the barrio or barrios affected, and when the municipal president shall certify such fact to the director of lands the latter shall proceed to sell or lease said land, as the case may be, giving preference to a former occupant of said land, if there be one, and if there has been more than one occupant, to the last tenant or occupant.

The said act No. 1933 can not in any way affect or invalidate the contracts of lease or the sales of such lands made since the purchase thereof by the Government and before

the passage of said amendment, but can only apply to leases and sales made after its passage.

It follows therefore that all lands which were vacant at the time of the passage of said act, or which later become vacant by surrender of leases or otherwise, are subject to the provisions of said amendatory act.

Very respectfully,

GEO. R. HARVEY,  
*Solicitor General.*

DIRECTOR OF LANDS, *Manila.*

Approved:

IGNACIO VILLAMOR, *Attorney General.*

## EXHIBIT E.

*Opinion of Attorney General Wickersham.*

DEPARTMENT OF JUSTICE,  
*Washington, December 18, 1909.*

### THE SECRETARY OF WAR.

SIR: In your letter of December 4th instant you request an opinion upon the question "whether section 15 of the act of Congress approved July 1, 1902, entitled 'An act temporarily to provide for the administration of the affairs of civil government in the Philippine Islands, and for other purposes,' limiting the amount of land which may be acquired by individuals and corporations, is made applicable by section 65 of said act to the estates purchased from religious orders in the Philippine Islands pursuant to the authority conferred upon the Philippine Government by sections 63, 64, and said section 65 of the act mentioned."

Section 15 must be taken in connection with sections 12 and 13, which are as follows: "Sec. 12. That all the property and rights which may have been acquired in the Philippine Islands by the United States under the treaty of peace with Spain, signed December 10, 1898, except such land or other property as shall be designated by the President of the United States for military and other reservations of the Government of the United States, are hereby placed under the control of the government of said islands, to be administered for the benefit of the inhabitants thereof, except as provided in this act.

"Sec. 13. That the Government of the Philippine Islands, subject to the provisions of this act and except as herein provided, shall classify according to its agricultural character and productiveness, and shall immediately make rules and regulations for the lease, sale, or other disposition of the public lands other than timber or mineral lands; but such rules and regulations shall not go into effect or have the force of law until they have received the approval of the President, and when approved by the President they shall be submitted by him to Congress at the beginning of the ensuing session thereof, and, unless disapproved or amended by Congress at said session, they shall at the close of such period have the force and effect of law in the Philippine Islands: *Provided*, That a single homestead entry shall not exceed 16 hectares in extent."

Section 15 then provides:

"That the Government of the Philippine Islands is hereby authorized and empowered, on such terms as it may prescribe by general legislation, to provide for the granting or sale and conveyance to actual occupants and settlers and other citizens of said islands such parts and portions of the public domain, other than timber and mineral lands, of the United States in said islands as it may deem wise, not exceeding 16 hectares to any one person, and for the sale and conveyance of not more than 1,024 hectares to any corporation or association of persons: *Provided*, That the grant or sale of such lands, whether the purchase price be paid at once or in partial payments, shall be conditioned upon actual and continued occupancy, improvement, and cultivation of the premises sold for a period of not less than five years, during which time the purchaser or grantee can not alienate or encumber said land or the title thereto; but such restriction shall not apply to transfers of rights and title of inheritance under the laws for the distribution of the estates of decedents."

The lands referred to in sections 13 and 15 are agricultural lands. They are carefully distinguished from timber and mineral lands. They are lands which have been acquired in the Philippine Islands by the United States under the treaty with Spain. Section 13 is a recognition of homestead entries. Section 15 provides for the grant or sale of lands to actual occupants and settlers and other citizens, but the grants and sale



thus made are upon the condition of actual and continued occupancy, improvement, and cultivation for not less than five years.

In accordance with the authority given to it the Philippine Commission enacted the law known as the public land law, to carry out the provisions of these sections.

Sections 63, 64, and 65 were enacted for a different purpose. The authority of the Philippine Government in relation to property was largely extended. They are as follows:

"Sec. 63. That the government of the Philippine Islands is hereby authorized, subject to the limitations and conditions prescribed in this act, to acquire, receive, hold, maintain, and convey title to real and personal property, and may acquire real estate for public uses by the exercise of eminent domain.

"Sec. 64. That the powers hereinbefore conferred in section 63 may also be exercised in respect of any lands, easements, appurtenances, and hereditaments which, on the 13th of August, 1898, were owned or held by associations, corporations, communities, religious orders, or private individuals in such large tracts or parcels and in such manner as, in the opinion of the commission, injuriously to affect the peace and welfare of the people of the Philippine Islands. And for the purpose of providing funds to acquire the lands mentioned in this section said government of the Philippine Islands is hereby empowered to incur indebtedness, to borrow money, and to issue and to sell at not less than par value, in gold coin of the United States of the present standard value or the equivalent in value in money of said islands, upon such terms and conditions as it may deem best, registered or coupon bonds of said government for such amount as may be necessary, said bonds to be in denominations of \$50 or any multiple thereof, bearing interest at a rate not exceeding 4½ per cent per annum, payable quarterly, and to be payable at the pleasure of said government after dates named in said bonds, not less than five nor more than thirty years from the date of their issue, together with interest thereon, in gold coin of the United States of the present standard value or the equivalent in value in money of said islands; and said bonds shall be exempt from the payment of all taxes or duties of said government, or any local authority therein, or of the Government of the United States, as well as from taxation in any form by or under State, municipal, or local authority in the United States or the Philippine Islands. The moneys which may be realized or received from the issue and sale of said bonds shall be applied by the government of the Philippine Islands to the acquisition of the property authorized by this section and to no other purposes.

"Sec. 65. That all lands acquired by virtue of the preceding section shall constitute a part and portion of the public property of the government of the Philippine Islands, and may be held, sold, and conveyed, or leased temporarily for a period not exceeding three years, after their acquisition by said government on such terms and conditions as it may prescribe, subject to the limitations and conditions provided for in this act: *Provided*, That all deferred payments and the interest thereon shall be payable in the money prescribed for the payment of principal and interest of the bonds authorized to be issued in payment of said lands by the preceding section, and said deferred payments shall bear interest at the rate borne by the bonds. All moneys realized or received from sales or other disposition of said lands or by reason thereof shall constitute a trust fund for the payment of principal and interest of said bonds, and also constitute a sinking fund for the payment of said bonds at their maturity. Actual settlers and occupants at the time said lands are acquired by the Government shall have the preference over all others to lease, purchase, or acquire their holdings within such reasonable time as may be determined by said Government."

The lands designated in these sections were acquired in an entirely different manner from the property acquired under the treaty with Spain. Their disposition was upon different principles. Complete general power to acquire and dispose of property, real and personal, was given by section 63 to the Philippine Government, subject only to the limitations and conditions of the act. Special provision was made in the sixty-fourth section for the acquisition of lands owned or held by associations, corporations, communities, religious orders, or private individuals in such large tracts or parcels and in such manner as in the opinion of the commission injuriously to affect the peace and welfare of the people of the Philippine Islands. To provide funds for this purpose, the Government was authorized to issue and sell their registered or coupon bonds, the proceeds of the sales of which were to be applied exclusively to the acquisition of the property. By section 65 the lands were to be held, sold, and conveyed on such terms and conditions as the Philippine Government might prescribe, subject to the limitations and conditions of the act.

A sinking fund was created embracing the moneys realized from sales or disposition of the said lands for the payment of the bonds at their maturity.

To be sure, provision was made for the protection of occupants and settlers by giving them preference in purchasing or leasing said lands; but these purchases were in recog-

nition of rights vested before the lands were acquired, and were on a different basis from the preemption purchases by occupants and settlers upon the condition of occupancy, improvement, and cultivation.

The Philippine Commission enacted a law April 26, 1904, "for the administration and temporary leasing and sale of certain haciendas and parcels of land, commonly known as friar lands, for the purchase of which the Government of the Philippine Islands has recently contracted, pursuant to the provisions of sections 63, 64, and 65 of an act of the Congress of the United States entitled 'An act temporarily to provide for the administration of the affairs of civil government in the Philippine Islands, and for other purposes,' approved on the 1st day of July, 1902."

This act fully provided for carrying into effect the act of Congress in the acquisition of the friar lands. It appears that the lands were purchased and the bonds issued in conformity with the conditions in these statutes.

One of the recitals in the Philippine act, after stating the terms of the act of Congress, is that "whereas the said lands are not 'public lands' in the sense in which these words are used in the public-land act, No. 926, and can not be acquired or leased under the provisions thereof, and it is necessary to provide proper agencies for carrying out the terms of said contracts of purchase and the requirements of said act of Congress with reference to the leasing and selling of said lands and the creation of a sinking fund to secure the payment of the bonds so issued."

The public-lands act was "general legislation" to carry out the provisions of sections 12, 13, 14, 15, and 16. The restrictions and limitations of these sections are specific and well defined. They apply to lands acquired by the treaty of peace with Spain. The citizens are limited in their rights of purchase to quantity and to compliance with the requirements of occupancy and cultivation.

The purchase of the friar lands was made under the authority of the legislation herein recited. That authority was lawfully delegated to the Philippine Government by Congress. The Government has complete control over the sale of the lands "on such terms and conditions as it may prescribe," subject to the limitations and conditions provided for in the act of 1902.

All moneys realized from the issue and sale of the bonds authorized by the sections of the act recited herein must be applied to the acquisition of the property and to no other purpose. The moneys received from the sales and disposition of the lands constitute a trust fund for the payment of the principal and interest of the bonds and also a sinking fund for the payment of the bonds at maturity. There are conditions prescribed in the act of Congress and carried into the Philippine Commission act. The intention of Congress was to abolish a system of ownership disadvantageous to the Government, and at the same time to provide for the sale of the acquired property, so that the bonds issued for the purchase might not become a permanent burden.

I am of opinion that the limitations in section 15 do not apply to the estates purchased from religious orders under sections 63, 64, and 65 of the Philippine act.

Very respectfully,

GEO. W. WICKERSHAM,  
*Attorney General.*

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## EXHIBIT F.

### *Opinion of Mr. Moorfield Storey controverting that of Attorney General Wickersham.*

I am sorry to take issue with Attorney General Wickersham, for whom I have great respect, upon the question whether the lands purchased from the religious orders in the Philippine Islands can be sold in larger quantities than those which are prescribed by section 15 of the act of Congress entitled "An act temporarily to provide for the administration of the affairs of civil government in the Philippine Islands, and for other purposes," approved July 1, 1902, but in my judgment he is wrong in his construction of that act.

The question as he states it in his opinion of December 18, 1909, is whether section 15 of the act above stated is made applicable by section 65 of said act to the estates purchased from religious orders in the Philippine Islands pursuant to the authority conferred upon the Philippine Government by section 63, section 64, and the said section 65 of the act mentioned.

In order to answer this question we are called upon to construe different sections of the same act, and they must be construed so that all may stand together and that the intention of the act may be carried out.

Section 12 of that act provides "that all the property and rights which may have been acquired in the Philippine Islands by the United States under the treaty of peace with

Spain, signed December 10, 1898, except such land or other property as shall be designated by the President of the United States for military and other reservations of the Government of the United States, are hereby placed under the control of the government of said islands to be administered for the benefit of the inhabitants thereof except as provided in this act."

Section 13 requires the Government of the Philippine Islands to "classify according to its agricultural character and productiveness the public lands other than timber and mineral lands."

Section 15 provides "that the Government of the Philippine Islands is hereby authorized and empowered, on such terms as it may prescribe, by general legislation, to provide for the granting or sale and conveyance to actual occupants and settlers and other citizens of said islands such parts and portions of the public domain, other than timber and mineral lands, of the United States in said islands as it may deem wise, not exceeding 16 hectares to any one person and for the sale and conveyance of not more than 1,024 hectares to any corporation or association of persons."

Section 64 provides for the purchase of any lands, easements, appurtenances, and hereditaments "owned or held by associations, corporations, communities, religious orders, or private individuals in such large tracts or parcels and in such manner as in the opinion of the commission injuriously to affect the peace and welfare of the people of the Philippine Islands."

Section 65 provides "that all lands acquired by virtue of the preceding section shall constitute a part and portion of the public property of the Government of the Philippine Islands, and may be held, sold, and conveyed or leased temporarily for a period not exceeding three years after their acquisition by said Government upon such terms and conditions as it may prescribe, subject to the limitations and conditions provided for in this act."

These seem to me to be the important provisions of the law which we are called upon to construe, and it is to be observed that the land acquired under section 64 is to become a part of the "public property of the Government of the Philippine Islands," which phrase is in effect the same as that which is used in section 15, where provision is made for the sale and conveyance "of such parts and portions of the public domain," and it would seem to be the intention of Congress that this land should be dealt with precisely as the rest of the public domain was to be dealt with. Section 63 expressly makes the power of the Government to receive, hold, and convey title "subject to the limitations and conditions prescribed in this act." The same limitation is found in section 65, where the language is that the property may be "held, sold, and conveyed \* \* \* subject to the limitations and conditions provided for in this act."

The Attorney General sums up his argument by saying: "The Government has complete control over the sale of the lands, on such terms and conditions as it may prescribe, subject to the limitations and conditions provided for in the act of 1902." In this conclusion I agree and it only remains to determine what are "the limitations and conditions" contained in the act, subject to which this control, including the power to buy and sell, is granted. I find none which so clearly come within this language as those which limit the amount to be conveyed, so that not exceeding 16 hectares can be sold to any person, and not exceeding 1,024 hectares can be sold to any association or corporation, and the further limitation which excepts from the power to sell all public timber and mineral lands. Certainly these are "limitations and restrictions provided for in this act," and as the power to sell is made subject to all such limitations and restrictions, there seems to be no ground for excluding these from the general language of the act. I can not therefore resist the conclusion that the power to sell the land purchased from the religious orders and then added to the public domain is subject to these precise limitations as to quantity.

Moreover, when we consider the purpose of these limitations, which was to prevent the exploiting of the Philippine Islands by American or other capitalists, and to provide that these lands be "administered for the benefit of the inhabitants thereof" in the words of section 12, no reason can be suggested why the very choice agricultural lands, which were held by the religious orders, should be thrown open to exploitation, or why the general policy contemplated by the act should have been abandoned in dealing with this very important portion of Philippine agricultural land. The reason which required the limitation in other cases applies with equal force to these lands, and I can not doubt that it was the intention of Congress that the policy should be the same.

The Attorney General says that they were acquired in a different manner from the property acquired under the treaty with Spain. This is true, but they were acquired by the government of the Philippine Islands for the benefit of the Filipino people, were paid for with the proceeds of bonds which were obligations of the islands, were added to the same limitations which applied to the rest of the public domain. The fact that the act contemplated the sale of those lands and the application of the pro-

ceeds to a sinking fund does not vary the construction of the act. The government was authorized to sell under certain limitations, and the proceeds of sales so made were to be paid into the sinking fund, but this use of the money can not enlarge the limited power to sell. Some sales were authorized, and the use to be made of the money realized from these was prescribed, but it can not be argued that, because the proceeds of authorized sales must be so used, limitations expressly imposed on the authority to sell are removed. The Attorney General rests a part of his argument on the act passed by the Philippine Commission, but as the authority of that commission is expressly limited by the act of Congress, we must examine the latter to see whether the action of the commission was authorized, and not conclude that a restriction which Congress expressly imposed did not exist because the commission disregarded or misinterpreted it. I am of opinion, therefore, that the sale of agricultural land to any corporation or association in excess of the amount limited by the provisions of the act which I have quoted is unauthorized and void, and that the purchaser acquires no title to the land so sold.

### EXHIBIT G.

*Opinion of Attorney General of United States to the effect that no corporation can either purchase or hold more than 1,024 hectares of land in the Philippine Islands.*

#### PHILIPPINE ISLANDS—CORPORATIONS HOLDING REAL ESTATE.

Neither a corporation formed in Belgium to acquire and possess lands in the Philippine Islands, nor any other foreign or domestic corporation authorized to engage in agriculture, may legally purchase or hold more than 1,024 hectares of land in the Philippine Islands.

DEPARTMENT OF JUSTICE, April 29, 1910.

SIR: I have the honor to acknowledge the receipt of your communication of April 21st instant, in which you state:

"I have the honor to inclose copies of two notes addressed, respectively, to the minister of foreign affairs at Brussels by Mr. Ed. C. Andre, dated April 4, and to the Belgian minister at this capital by the minister of foreign affairs of his Government, dated April 7, and with them three letters from Mr. Andre, dated March 30 and April 4, addressed to you and handed to me by the minister of Belgium for delivery to you. These documents raise the question whether a Belgian corporation authorized to engage in agriculture may legally purchase and hold a plantation in the Philippine Islands containing an area of 1,430 hectares. The collateral inquiry is also presented whether, if the answer to the foregoing question is in the negative, an agricultural and commercial corporation created under Philippine law may take and hold the said plantation."

You request an expression of my opinion on both of these questions.

The act of Congress entitled "An act temporarily to provide for the administration of the affairs of civil government in the Philippine Islands, and for other purposes," approved July 1, 1902 (32 Stat., 691), is the law still in force.

By the seventy-fifth section of that act it is provided:

"That no corporation shall be authorized to conduct the business of buying and selling real estate or be permitted to hold or own real estate except such as may be reasonably necessary to enable it to carry out the purposes for which it is created, and every corporation authorized to engage in agriculture shall by its charter be restricted to the ownership and control of not to exceed one thousand and twenty-four hectares of land \* \* \*"

The first clause of this section forbids the organization of corporations to conduct the business of buying and selling real estate. The next, recognizing the necessity of some corporations to hold real estate for the conduct of their business, denies the permission to hold or own any real estate except such as may be reasonably necessary to enable it to carry out the purposes for which the corporation is created. The holding of real estate under this provision is incidental to the main business of the corporation, such as manufacturing or trading. By no intendment can this apply to a corporation formed for the use or cultivation of land.

By the next clause of the section it is provided: "Every corporation authorized to engage in agriculture shall by its charter be restricted to the ownership and control of not to exceed one thousand and twenty-four hectares of land."

Mr. Andre suggests, in one of the notes transmitted through you: "I am in doubt whether this refers to the rules and by-laws of the corporation or to the privilege granted to a company at being filed."

This provision is not directory. It affects the very being of the corporation. It is an absolute prohibition of the power to hold land in excess of 1,024 hectares. This limitation was placed in the act after much debate and deliberation in the United States Congress, and it is repeated and emphasized in all the legislation upon this subject.

These prohibitions in the organic act were embraced in the "corporation law" of the Philippine Commission, enacted by authority of the United States. By Article I, section 13, it is enacted:

"Every corporation has power (paragraph 5):

"To purchase, hold, convey, sell, lease, let, mortgage, encumber, and otherwise deal with such real and personal property as the purposes for which the corporation was formed may permit, and the transaction of the lawful business of the corporation may reasonably and necessarily require, unless otherwise prescribed in this act: *Provided*, That no corporation shall be authorized to conduct the business of buying and selling real estate or be permitted to hold or own real estate except such as may be reasonably necessary to enable it to carry out the purposes for which it is created, and every corporation authorized to engage in agriculture shall be restricted to the ownership and control of not to exceed one thousand and twenty-four hectares of land \* \* \*."

Reversing the order in which the questions in your communication are presented to me, and replying to the second inquiry, I think an agricultural corporation created under Philippine law can not take and hold of the plantation described, or of any other lands, more than 1,024 hectares.

By the last paragraph of this same section 75 of the act of Congress it is provided: "Corporations not organized in the Philippine Islands and doing business therein shall be bound by the provisions of this section so far as they are applicable." And by section 73 of the "corporation law" of the Philippine Commission it is enacted:

"Any foreign corporation or corporation not formed, organized, or existing under the laws of the Philippine Islands and lawfully doing business in the islands shall be bound by all laws, rules, and regulations applicable to domestic corporations of the same class, save and except such only as provide for the creation, formation, organization, or dissolution of corporations or such as fix the relations, liabilities, responsibilities, or duties of members, stockholders, or officers of corporations to each other or to the corporation: *Provided, however*, That nothing in this section contained shall be construed or deemed to impair any rights that are secured or protected by the treaty of peace between the United States and Spain, signed at the city of Paris on December tenth, eighteen hundred and ninety-eight."

This act was passed under the authority delegated by the organic act. Its provisions are declaratory of the limitations of that act.

The restrictions upon the ownership and control of lands in the Philippine Islands by corporations are absolutely determined by this legislation. It is beyond the power of the executive branches of the Governments, either of the United States or the Philippine Islands, to authorize or permit corporations to own or hold lands in excess of the amount so designated.

I am therefore of opinion that neither a corporation formed in Belgium to acquire and possess lands in the Philippine Islands, nor any other foreign or domestic corporation authorized to engage in agriculture, may legally purchase or hold more than 1,024 hectares of land in the Philippine Islands.

I have the honor to be sir, your obedient servant,

GEORGE W. WICKERSHAM.

The SECRETARY OF STATE.



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ADMINISTRATION OF PHILIPPINE LANDS.

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TESTIMONY

ACCOMPANYING REPORT BY THE COMMITTEE ON  
INSULAR AFFAIRS OF THE HOUSE OF REPRESENT-  
ATIVES OF ITS INVESTIGATION OF THE INTERIOR  
DEPARTMENT OF THE PHILIPPINE GOVERNMENT  
TOUCHING THE ADMINISTRATION OF PHILIPPINE  
LANDS AND ALL MATTERS OF FACT AND LAW PER-  
TAINING THERETO, IN PURSUANCE OF HOUSE RES-  
OLUTION NO. 795.





HOUSE OF REPRESENTATIVES,  
COMMITTEE ON INSULAR AFFAIRS,  
*Friday, December 9, 1910.*

The committee met at 10.30 o'clock a. m., Hon. Marlin E. Olmsted (chairman) presiding.

The following members of the committee were present: Messrs. Olmsted (chairman), Crumpacker, Hamilton, Hubbard of Iowa, Graham of Pennsylvania, Parsons, Davis, Madison, Fowler, Douglas, Jones, Page, Garrett, Denver, Fornes, Helm, Rucker of Colorado, and Larrinaga.

The CHAIRMAN. In the last session Representative Martin of Colorado offered a resolution, which was House Resolution 793. The Committee on Insular Affairs amended it slightly and reported it back to the House, where it was passed on the last day of the session, June 23, 1910, and as passed and certified to us by the clerk, reads as follows:

Whereas it has been publicly charged that sales and leases of public lands have been made in the Philippines in violation of law: Now therefore be it

*Resolved*, That the House Committee on Insular Affairs be, and it is hereby, empowered and directed to make a complete and thorough investigation of the interior department of the Philippine government touching the administration of Philippine lands and all matters of fact and law pertaining thereto, whether the same are to be had in the United States, the Philippine Islands, or elsewhere, and to report to the House during this Congress all the evidence taken and their findings and recommendations thereon; that in conducting said inquiry said committee shall have power to subpoena and require the attendance of witnesses, to administer oaths, to require the production of books, papers, and documents, whether of a public or private character, and to employ necessary assistance, legal or otherwise, and make necessary expenditures, the cost of said investigation to be paid out of the contingent fund of the House. The powers hereby conferred may be exercised while the House is in session or during the recess of Congress by the committee or any duly appointed subcommittee thereof.

At a preliminary meeting held yesterday the committee adopted this resolution:

*Resolved*, That the clerk of the committee notify Representative Martin of Colorado that the committee is ready to enter upon the investigation directed by House Resolution 793, and requests that he appear before the committee and make such statement of facts bearing upon said investigation as may be within his possession, and also give the names of any witnesses that he may have who can aid the committee to ascertain the facts.

I will also state that another resolution was offered relative to the examination of witnesses, as follows:

*Resolved*, That until further orders from the committee, during the investigation of the interior department of the Philippine government touching the administration of Philippine lands, all witnesses shall be examined, in the first instance, by the chairman of this committee, or by such member of the committee as he shall designate; afterwards any member of the committee may ask such questions as he may

desire. Any persons not members of the committee desiring questions put to witnesses shall submit them in writing to the committee, and if deemed proper by the committee, they shall be put to the witness by the chairman or such other member of the committee as he may designate for that purpose.

I see that Representative Martin is here this morning, and we are now ready to hear from him in response to the invitation contained in the resolution which I have read.

#### STATEMENT OF HON. JOHN A. MARTIN, A REPRESENTATIVE IN CONGRESS FROM THE STATE OF COLORADO.

Mr. MARTIN. Some question having arisen as to the proper scope of the investigation and the issues to be developed under House Resolution 793, Sixty-first Congress, second session, I have deemed it advisable to prepare the following brief statement with reference thereto:

The material issues involved are:

1. The sale of the Philippine friar lands in quantities in excess of the limitation fixed in the act of Congress of July 1, 1902, "not exceeding 16 hectares to any one person and for the sale and conveyance of not more than 1,024 hectares to any corporation or association of persons;" and

2. The opinion of the honorable Attorney General of the United States that the limitations in said act of Congress, being the organic law of the Philippine Islands, do not apply to the friar estates.

Relevant, competent, and of the highest importance are:

1. The time and circumstances under which the policy of selling the friar estates in bulk to foreign interests was begun.

2. The persons or interests, whether individual, corporate, or associate, by whom these estates, or any of them, have been acquired.

3. The persons or agencies, both public and private, by whom the negotiations were effected.

4. The character of the record made by the Bureau of Insular Affairs in furnishing information in response to the several resolutions of inquiry passed by the House.

5. The Philippine administration of the friar lands, with particular reference to the sale of one of these estates to an official of the Philippine government and the leasing of public domain to a relative of one of the executive heads of said government.

The issues last above specified are important, but not controlling. I have repeatedly asserted, and now reassert, that the sales of the so-called friar lands complained of are forbidden both by the statutory and colonial policy of the United States, and it was upon the naked information of a single sale, to wit, the San Jose estate, and the opinion of the Attorney General of the United States confirming said sale, that my first resolution of investigation, introduced in the House February 25, 1910, was based. These were and are the chief issues in this investigation. The remaining issues, last above enumerated, were developed by the information furnished the House from time to time in response to the several resolutions of inquiry.

While asserting the truth and importance of the other elements above mentioned, I do not propose, in so far as my views may carry any weight, to be diverted from the principal issues, nor suffer them to be obscured by a vast mass of largely immaterial detail relative to Philippine land administration.

In concluding this preliminary statement, I wish to respectfully suggest to this honorable committee the very unequal, I may say the unparalleled, nature of this investigation, presenting the aspect of a contest between a single minority Member of Congress on the one side and the national administrations of two governments on the other; together with the probable far-reaching consequences of the investigation and its results upon the future status of the Philippine Islands and the relations of this Government toward them.

I submit this paper for insertion in the record, and in addition I submit a list of witnesses to be subpoenaed in the investigation of the Philippine friar land sales, addressed to the chairman of this committee.

The CHAIRMAN. If it is not inconvenient, will you read it?

Mr. MARTIN. Yes, sir [reading]:

*List of witnesses to be subpoenaed in the investigation of the Philippine friar land sales.*

WASHINGTON, D. C., December 8, 1910.

Hon. M. E. OLMSTED,  
*Chairman Committee on Insular Affairs,  
House of Representatives.*

DEAR SIR: In response to the informal suggestion of members of the above-named committee, made to me to-day, I hereby respectfully request that the following persons be subpoenaed, produced and examined before the Committee on Insular Affairs in the investigation of the sale of the Philippine friar lands under House Resolution 795, Sixty-first Congress, second session, and hereby assert the belief that the production and examination of said witnesses are necessary to a full, true, and complete disclosure of the material facts involved in said sales:

Horace Havemeyer, Charles H. Senff, and Charles J. Welch, said to be the real parties in interest in the purchase of the San Jose estate, island of Mindoro, P. I.

E. L. Poole and P. A. Prentiss, who acted as agents of said parties in the purchase of said estate.

J. Montgomery Strong, of Little Falls, N. J., who represented said parties and agents.

John Henry Hammond, of the law firm of Strong & Cadwaladar, of New York City, of counsel for said parties in the sale of said estate.

C. A. De Gersdorf, of the law firm of Cravath, Henderson & De Gersdorf, of New York City, of counsel for said parties in the sale of said estate.

George S. Hobart, No. 243 Washington Street, Jersey City, N. J., agent of the Mindoro Development Co.

Robert J. Bain, Jersey City, N. J.; Samuel S. Moore, Elizabeth, N. J.; Charles S. Scribner, Boonton, N. J.; incorporators of the Mindoro Development Co.

The Mindoro Development Co., of New Jersey, principal office, 243 Washington Street, Jersey City, N. J.

That subpoenas duces tecum issue for said persons and said company, requiring them to produce for the inspection of the committee and as evidence, the originals of all books, papers, accounts, vouchers, receipts, and other instruments in writing bearing upon the sale of said estate and their connection therewith, including the stock books and all other records of the Mindoro Development Co.

Harry Rosenberg, of Manila, purchaser of a portion of the Santa Rosa estate.

M. Lowenstein, W. H. Lawrence, Walter E. Olsen, Castle Bros., and Wolf & Sons, all of Manila, said to be the real parties in interest in the purchase of the Isabella estate.

Edward B. Bruce, agent of said parties in the purchase of said estate.

A. F. Thayer, probably of Manila, nominal purchaser of the Calamba estate and said to represent the Dillingham sugar interests of Honolulu.

The San Carlos Agricultural Co., of California, and E. L. Hamann, secretary of said company.

The San Francisco Agricultural Co., of California, and Chas. McMullen, secretary of said company.

The San Mateo Agricultural Co., of California, and K. M. Nealon, secretary of said company.

All of which companies have applied for or leased public lands in the island of Mindoro by Edw. L. Poole, their managing agent.

That subpoenaes duces tecum issue for said persons and said companies, requiring them to produce for the inspection of the committee and as evidence the originals of all books, papers, accounts, vouchers, receipts, and other instruments in writing bearing upon the application for or leasing of Philippine public lands and their connection therewith, including the stock books and all other records of the aforesaid three companies.

A. Sidney Lanier, attorney at law, Richmond, Va.

C. W. O'Brien, attorney at law, Manila, P. I.

Hon. Henry A. Cooper, Member of Congress, of Wisconsin.

Hon. Manuel L. Quezon, Commissioner, Philippine Islands.

Other names may be suggested from time to time.

Very truly, yours,

JOHN A. MARTIN.

Mr. DOUGLAS. I think it would be well, as that is a long list of witnesses to be brought from California and the Philippine Islands, that Mr. Martin be asked to suggest something about why he asks to subpoena them. Of course, the Government will have to pay the expenses, and while everyone of us wants the fullest investigation, it may be possible that many of them would testify to facts about which there would be no controversy whatever, and it might result in an enormous expense that would prove unnecessary.

The CHAIRMAN. I think it would be well if Mr. Martin would suggest, in a general way, at least, which one of the several charges each witness is to be subpoenaed with reference to.

Mr. MARTIN. I will say, Mr. Chairman, that to go into the matters with reference to which these witnesses would probably testify would be virtually a statement of the entire controversy. I have not prepared any statement of that character. I can run over the names of these witnesses and just say briefly the matter or matters with reference to which I would expect them to give testimony.

Mr. DOUGLAS. Let me make this suggestion, if I may. You take, now, Poole, and all of his associates. I know nothing about the facts, but if the purpose of subpoenaing all those witnesses was to develop the question as to whether or not he acted for himself or certain men, as his principals, and who those men were, if one person, acting for all of them was to furnish that information directly to the committee, it seems to me it would hardly be necessary to subpoena half a dozen men from the Philippines and California and New Jersey and New York to prove a fact about which there may be no controversy.

Mr. MADISON. You were asked to appear before the committee and give the names of the witnesses whom you desire to prove those facts. I think the committee would like for you to state the facts which you claim these witnesses would testify to. I think you could begin by making a statement of what you claim the facts to be, if you wish, and then state that such witness would testify to such facts, or you could begin by taking up the witnesses and say that these men, if called, would testify to certain facts.

Mr. PARSONS. Why not let him take the order of proof he wants, and whom he wants subpoenaed at first? The people in this vicinity, New York and New Jersey, can get down here in a very few days. Then you are getting much of your testimony.

Mr. MADISON. I think he ought to be permitted to exercise his discretion about the order of his statement, so that he conforms with the resolution and states the facts and the names of the witnesses, and then would give testimony tending to prove those facts.

Mr. HAMILTON. Was not your opening statement, the first paper which you read, practically a statement of the facts which you expect to prove?

Mr. MARTIN. Briefly, it was a statement of the issues, in which I enumerated the two principal issues which perhaps may be resolved into one.

Mr. HAMILTON. You claim that an exception had been made as to certain friar lands?

Mr. MARTIN. The first was, and what I consider the basic issue in this inquiry, the right to sell these estates in excess of the limitations fixed by the organic law, and the opinion of the Attorney General of the United States holding those lands to be exempt from the limitations. I went on then to state that there were other issues that were of the highest importance, but they were not controlling. While I have in my possession all of the records and other information upon which I based the various resolutions of inquiry and speeches that have been made on this matter, I have not had time to formulate a statement thereon, as it might be said to be formulated in the last speech I made on the matter in the House of Representatives, on the 13th of June. But I have, in the limited time that I have had at my disposition—and I will say that, like some other gentlemen in this body, I have been pretty busy since Congress adjourned. A man who wants to come back to Congress from my State is one of the busiest people on earth, and when he gets done he needs a vacation.

Mr. PARSONS. You did not get "done," did you? [Laughter.]

Mr. MARTIN (continuing). Needs a vacation rather than an investigation. We do not get "done" on election day in our State. We have a supplemental campaign lasting until Congress convenes to find out how we came out. So that really, for those causes and a multitude of duties pressing upon me, I have not prepared another statement of the matter. I have, however, started a sort of an order of procedure in developing the issues and the testimony, which I shall be glad to give the committee in connection with the statement as to what I think these witnesses will testify to and why it is absolutely essential to have them here if you expect to get at the real facts with reference to the sale of these estates.

The CHAIRMAN. Let me ask you right there a question with reference to the matter of economy. If there are several witnesses upon the same point and all the facts should be elicited from one, it would not be necessary to have all the others, would it?

Mr. MARTIN. Yes; if you can assume that all of them would testify to identically the same facts, that plan might be satisfactory, but I would prefer that all of these people come here and tell their own stories.

I wish to suggest, Mr. Chairman, that I think this inquiry could properly begin with a consideration of the organic law of the Philippine Islands, particularly those sections dealing with the public domain, and the friar lands, in which it is claimed that the so-called friar lands were subjected to the same quantity limitations that were imposed upon the public domain acquired from Spain. In connection with the consideration of this act and these particular sections, the committee should secure all prints of Senate bill 2295, Fifty-seventh Congress, first session, which are now on file in the Senate document room. And it should carefully examine those bills with

reference to the limitations contained in them upon the sale and disposition of lands in the Philippine Islands, for one reason, among others, because it has been stated during the debates over this investigation in the House, and it is a matter of record that at the time the limitation clauses were inserted in the friar-lands sections of the organic law of the Philippine Islands, that is, sections 63, 64, and 65, there were no land limitations in the act, and therefore those words, "subject to the limitations and conditions prescribed in this act," could not have been intended to apply to the sale and disposition of these lands. An examination of these bills will disclose, in connection with the Congressional Record, and the debates in the Senate at the time the limiting clause was inserted, that the limitations upon the sale and disposition of Philippine lands were even more restrictive than they were in the bill in its final form and as it finally passed and became the organic law of the archipelago.

The public domain and friar land sections of the act of July 1, 1902, involved in this inquiry and the agricultural corporation section follow:

SEC. 15. That the government of the Philippine Islands is hereby authorized and empowered, on such terms as it may prescribe, by general legislation, to provide for the granting or sale and conveyance to actual occupants and settlers and other citizens of said islands such parts and portions of the public domain, other than timber and mineral lands, of the United States in said islands at it may deem wise, not exceeding 16 hectares (40 acres) to any one person and for the sale and conveyance of not more than 1,024 hectares (2,500 acres) to any corporation or association of persons: *Provided*, That the grant or sale of such lands, whether the purchase price be paid at once or in partial payments, shall be conditioned upon actual and continued occupancy, improvement, and cultivation of the premises sold for a period of not less than five years, during which time the purchaser or grantee can not alienate or encumber said land or the title thereto; but such restriction shall not apply to transfers of rights and title of inheritance under the laws for the distribution of the estates of decedents.

\* \* \* \* \*

SEC. 63. That the government of the Philippine Islands is hereby authorized, subject to the limitations and conditions prescribed in this act, to acquire, receive, hold, maintain, and convey title to real and personal property, and may acquire real estate for public uses by the exercise of eminent domain.

SEC. 64. That the powers hereinbefore conferred in section 63 may also be exercised in respect of any lands, easements, appurtenances, and hereditaments which, on the 13th of August, 1898, were owned or held by associations, corporations, communities, religious orders, or private individuals in such large tracts or parcels and in such manner as in the opinion of the commission injuriously to affect the peace and welfare of the people of the Philippine Islands. And for the purpose of providing funds to acquire the lands mentioned in this section said government of the Philippine Islands is hereby empowered to incur indebtedness, to borrow money, and to issue, and to sell at not less than par value, in gold coin of the United States of the present standard value or the equivalent in value in money of said islands, upon such terms and conditions as it may deem best, registered or coupon bonds of said government for such amount as may be necessary, said bonds to be in denominations of \$50 or any multiple thereof, bearing interest at a rate not exceeding 4½ per cent per annum, payable quarterly, and to be payable at the pleasure of said government after dates named in said bonds not less than five nor more than thirty years from the date of their issue, together with interest thereon, in gold coin of the United States of the present standard value or the equivalent in value in money of said islands; and said bonds shall be exempt from the payment of all taxes or duties of said government, or any local authority therein, or of the Government of the United States, as well as from taxation in any form by or under state, municipal, or local authority in the United States or the Philippine Islands. The moneys which may be realized or received from the issue and sale of said bonds shall be applied by the government of the Philippine Islands to the acquisition of the property authorized by this section and to no other purposes.

SEC. 65. That all lands acquired by virtue of the preceding section shall constitute a part and portion of the public property of the government of the Philippine Islands,

and may be held, sold, and conveyed, or leased temporarily "for a period not exceeding three years after their acquisition by said government on such terms and conditions as it may prescribe, subject to the limitations and conditions provided for in this act: *Provided*, That all deferred payments and the interest thereon shall be payable in the money prescribed for the payment of principal and interest of the bonds authorized to be issued in payment of said lands by the preceding section and said deferred payments shall bear interest at the rate borne by the bonds. All moneys realized or received from sales or other disposition of said lands, or by reason thereof shall constitute a trust fund for the payment of principal and interest of said bonds, and also constitute a sinking fund for the payment of said bonds at their maturity. Actual settlers and occupants at the time said lands are acquired by the government shall have the preference over all others to lease, purchase, or acquire their holdings within such reasonable time as may be determined by said government."

\* \* \* \* \*

SEC. 75. That no corporation shall be authorized to conduct the business of buying and selling real estate or be permitted to hold or own real estate except such as may be reasonably necessary to enable it to carry out the purposes for which it is created, and every corporation authorized to engage in agriculture shall by its charter be restricted to the ownership and control of not to exceed 1,024 hectares (2,500 acres) of land; and it shall be unlawful for any member of a corporation engaged in agriculture or mining and for any corporation organized for any purpose except irrigation to be in anywise interested in any other corporation engaged in agriculture or mining. Corporations, however, may loan funds upon real-estate security and purchase real estate when necessary for the collection of loans, but they shall dispose of real estate so obtained within five years after receiving the title. Corporations not organized in the Philippine Islands and doing business therein shall be bound by the provisions of this section so far as they are applicable.

I have referred to Senate bill 2295, with which you will find all reprints and amendments, and where that may be found.

In view of the allegation made in the House that at the time the limiting clause was inserted in the friar-land sections the bill contained no land limitations, I shall here insert copies of the land sections of the bill as introduced in the Senate (S. 2295) on January 7, 1902, and each Senate reprint, five in all.

[S. 2295. Jan. 7, 1902. By Mr. Lodge.]

SEC. 10. That the government of the Philippine Islands is hereby authorized and empowered, on such terms as it may prescribe, to lease, let, and demise to actual occupants and settlers and others for a term of not more than ninety-nine years, such parts and portions of the public domain other than timber and mineral lands of the United States in the Philippine Islands as it may deem wise, not exceeding one hundred and sixty acres to any one person nor more than five thousand acres to any corporation or association of persons.

SEC. 11. That in leasing, demising, or letting any part of the public domain under the provisions of section —, preference in all cases shall be given to actual occupants and settlers; and public lands of the United States in the actual possession or occupancy of any native of the Philippine Islands shall not be leased, let, or demised by said government to any other person without the consent thereto of said prior occupant or settler first had and obtained: *Provided*, That the prior right hereby secured to an occupant of land who can show no other proof of title than possession shall not apply for more than one hundred and sixty acres in any one tract.

No lease or contract of lease made by virtue of this act shall be sold, assigned, or otherwise disposed of, nor shall the property lease be sublet without the consent of the Philippine Government first had and obtained.

*Authority to purchase friar lands, etc.*

SEC. 50. That the government of the Philippine Islands is hereby authorized to acquire, receive, hold, maintain, and convey title to real and personal property and may acquire real estate, together with the appurtenances and hereditaments thereunto belonging for public uses by the exercise of the right of eminent domain. The powers hereinbefore in this section conferred may be exercised in respect of any lands which on the thirteenth of August, eighteen hundred and ninety-eight, were owned or held by associations, corporations, communities, religious orders, or private individuals

in such large tracts or parcels as, in the opinion of the commission, injuriously affect the welfare of the people of the Philippine Islands.

SEC. 51. That all lands acquired by virtue of this amendment shall constitute a part and portion of the public property of the Government of the Philippine Islands and may be leased, let, sold, and conveyed by the Government of the Philippine Islands on such terms and conditions as it may prescribe.

SEC. 63. That no corporation shall be authorized to conduct the business of buying and selling real estate or be permitted to hold or own real estate, except such as may be reasonably necessary to enable it to carry out the purposes for which it is created and every corporation authorized to engage in agriculture shall by its charter, be restricted to its ownership and control not to exceed five thousand acres of land and this provision shall be held to prevent any corporation engaged in agriculture from being in anywise interested in any other corporation engaged in agriculture. Corporations, however, may loan funds upon real-estate security and purchase real estate when necessary for the collection of loans, but they shall dispose of real estate so obtained within five years after receiving the title. Corporations not organized in the Philippine Islands and doing business therein, shall be bound by the provisions of this section so far as they are applicable.

[S. 2295. As reported by Mr. Lodge, with amendments, Mar. 31, 1902.]

SEC. 13. That pending the preparation and until the adoption of rules and regulations as provided in section eight, the Government of the Philippine Islands is hereby authorized and empowered on such terms as it may prescribe, to lease, let, and demise to actual occupants and settlers and others for a term of not more than five years, such parts and portions of the public domain other than timber and mineral lands of the United States in the Philippines, as it may deem wise, not exceeding one hundred and sixty acres or its equivalent in hectares, to any one person, nor more than five thousand acres to any corporation or association of persons.

SEC. 14. [Same as original.]

*Authority to purchase friar lands.*

SEC. 64. That the Government of the Philippine Islands is hereby authorized to acquire, receive, hold, maintain, and convey title to real and personal property and may acquire real estate for public uses by the exercise of the right of eminent domain.

SEC. 65. That the power hereinbefore conferred in section sixty-three may also be exercised in respect of any lands, easements, appurtenances, and hereditaments, which on the thirteenth day of August were owned or held by associations, corporations, communities, religious orders, or private individuals in such large tracts or parcels as in the opinion of the commission injuriously affect the welfare of the people of the Philippine Islands.

SEC. 66. All lands acquired by virtue of section sixty-five of this act shall constitute a part and portion of the public property of the Government of the Philippine Islands and may be leased, let, sold, and conveyed by the Government of the Philippines on such terms and conditions as it may prescribe.

SEC. 77. [Same as original.]

[S. 2295. Apr. 18, 1902. As amended in Committee of the Whole.]

SECS. 13 and 14. [Same as print of Mar. 31, 1902.]

SECS. 64, 65, and 66. [Same as in print of Mar. 31, 1902.]

SEC. 77. [Same as print of Mar. 31, 1902.]

[S. 2295. May 28-29, 1902. As amended in Committee of the Whole.]

SEC. 12. That the Government of the Philippines, subject to the provisions of this act and except as hereinafter provided, shall make rules and regulations for the lease, sale, or other disposition of the public lands other than timber or mineral lands, but such rules and regulations shall not go into effect or have the force of law until they have received the approval of the President by and through the Secretary of War, and they shall also be submitted to Congress, and unless disapproved where amended by Congress after their submission, they shall at the close of such session have the force and effect of law in the Philippine Islands, when they shall have received the approval of the President, as hereinbefore provided: *Provided*, That a single homestead entry shall not exceed forty acres in extent or its equivalent in hectares.

SECS. 14 and 15. [Same as secs. 13 and 14 in print of Apr. 18.]



*Authority to purchase friar lands.*

SECS. 66, 67, 68. [Same as secs. 64, 65, 66 in print of Apr. 18.]

SEC. 79. [Same as in print of Apr. 18 and prior prints.]

[S. 2295. June 2, 1902. As amended in Committee of the Whole.]

SEC. 12. [Same as sec. 12 in print of May 29, except after "as hereinbefore provided," in line 3, the words "shall classify according to its agricultural character and productiveness" were inserted.]

SEC. 14. That pending the preparation and until the adoption of rules and regulations as provided in section twelve, the government of the Philippine Islands is hereby authorized and empowered in such terms as it may prescribe, to lease, let, and demise to actual occupants or settlers and others for a term of not more than five years, such parts and portions of the public domain other than timber and mineral lands of the United States in the Philippine Islands as it may deem wise, not exceeding forty acres or its equivalent in hectares, to any one person, but no such lands shall be let, leased, or demised to any corporation until a law regulating the disposition of the public lands shall have been enacted and approved as provided in section twelve.

SEC. 15. [Same as sec. 15 in print of May 29.]

*Authority to purchase friar lands, etc.*

SECS. 66, 67, and 68. [Same as in print of May 29.]

SEC. 79. Agricultural corporations: [Same as in print of May 29.]

[S. 2295. In the House of Representatives. June 4, 1902. Referred to the Committee on Insular Affairs. Passed the Senate June 3, 1902.]

NOTE.—S. 2295 passed the Senate as amended in the Committee of the Whole and printed on June 2, 1902.

The excessive restrictions at all stages of the act in the Senate speak for themselves.

In connection with that, the foregoing Senate copies of the organic law, I refer you to the Congressional Record of the Fifty-seventh Congress, first session, pages 6082 and 6083, showing the insertion of the limiting clauses in the friar-land sections on the floor of the Senate, following the insertion of other limitations, one of them being a homestead limitation.

The following is a copy:

MR. LODGE. In section 11, on page 7, line 15, after the word "provided," I move to insert what I send to the desk.

THE PRESIDING OFFICER. The amendment will be stated.

THE SECRETARY. In section 11, on page 7, line 15, after the word "provided," it is proposed to insert:

"Provided, That a single homestead entry shall not exceed 40 acres in extent or its equivalent in hectares."

The amendment was agreed to.

\* \* \* \* \*

MR. LODGE. In section 64, on page 38, line 11, after the word "authorized," I move to insert what I send to the desk.

THE PRESIDING OFFICER. The amendment will be stated.

THE SECRETARY. In section 64, on page 38, line 11, after the word "authorized," it is proposed to insert the words "subject to the limitations and conditions prescribed in this act."

The amendment was agreed to.

MR. LODGE. In section 65, on page 38, line 21, after the word "parcels," I move to insert the words "and in such manner."

The amendment was agreed to.

MR. LODGE. In the next line, line 22, after the words "affect the," I move to insert the words "peace and," so as to read "affect the peace and welfare of the people of the Philippine Islands."

The amendment was agreed to.

Mr. LODGE. In section 66, on page 40, line 4, after the word "prescribe," I move to insert what I send to the desk.

The PRESIDING OFFICER. The amendment will be stated.

The SECRETARY. In section 66, page 40, line 4, after the word "prescribe," it is proposed to insert: "subject to the limitations and conditions provided for in this act."

The amendment was agreed to.

Mr. LODGE. In line 5 of the same section and on the same page, after the word "purchaser," I move to insert the words "of any parcel or portion of said lands."

The amendment was agreed to.

The foregoing amendments were inserted on May 29, 1902, and effectively applied the public-land limitations to the friar, which was not the case when the bill came from the Committee of the Whole on April 18, 1902, and was reprinted.

Next, I would like to have the committee consider the opinion of Hon. Morefield Storey, of Boston, Mass., one of the most eminent constitutional lawyers of the United States, former president of the American Bar Association and of the Massachusetts Bar Association, an opinion dealing with the organic law of the Philippine Islands, and the opinion of Attorney General Wickersham thereon, holding, as Mr. Storey does in his opinion, that the quantity limitations upon the disposition of the friar lands clearly apply. I shall insert here, in order, the opinions of Mr. Wickersham and Mr. Storey:

*Opinion of Attorney General Wickersham.*

DEPARTMENT OF JUSTICE,  
Washington, December 18, 1909.

THE SECRETARY OF WAR.

SIR: In your letter of December 4th instant you request an opinion upon the question "whether section 15 of the act of Congress approved July 1, 1902, entitled 'An act temporarily to provide for the administration of the affairs of civil government in the Philippine Islands, and for other purposes,' limiting the amount of land which may be acquired by individuals and corporations, is made applicable by section 65 of said act to the estates purchased from religious orders in the Philippine Islands pursuant to the authority conferred upon the Philippine government by sections 63, 64, and said section 65 of the act mentioned."

Section 15 must be taken in connection with sections 12 and 13, which are as follows:

"SEC. 12. That all the property and rights which may have been acquired in the Philippine Islands by the United States under the treaty of peace with Spain, signed December 10, 1898, except such land or other property as shall be designated by the President of the United States for military and other reservations of the Government of the United States, are hereby placed under the control of the government of said islands, to be administered for the benefit of the inhabitants thereof, except as provided in this act.

"SEC. 13. That the government of the Philippine Islands, subject to the provisions of this act and except as herein provided, shall classify according to its agricultural character and productiveness, and shall immediately make rules and regulations for the lease, sale, or other disposition of the public lands other than timber or mineral lands; but such rules and regulations shall not go into effect or have the force of law until they have received the approval of the President, and when approved by the President they shall be submitted by him to Congress at the beginning of the ensuing session thereof, and, unless disapproved or amended by Congress at said session, they shall at the close of such period have the force and effect of law in the Philippine Islands: *Provided*, That a single homestead entry shall not exceed 16 hectares in extent."

Section 15 then provides:

"That the government of the Philippine Islands is hereby authorized and empowered, on such terms as it may prescribe by general legislation, to provide for the granting or sale and conveyance to actual occupants and settlers and other citizens of said islands such parts and portions of the public domain, other than timber and mineral lands, of the United States in said islands as it may deem wise, not exceeding 16 hectares to any one person, and for the sale and conveyance of not more than 1,024 hectares to any corporation or association of persons: *Provided*, That the grant or sale of such

lands, whether the purchase price be paid at once or in partial payments, shall be conditioned upon actual and continued occupancy, improvement, and cultivation of the premises sold for a period of not less than five years, during which time the purchaser or grantee can not alienate or encumber said land or the title thereto; but such restriction shall not apply to transfers of rights and title of inheritance under the laws for the distribution of the estates of decedents."

The lands referred to in sections 13 and 15 are agricultural lands. They are carefully distinguished from timber and mineral lands. They are lands which have been acquired in the Philippine Islands by the United States under the treaty with Spain. Section 13 is a recognition of homestead entries. Section 15 provides for the grant or sale of lands to actual occupants and settlers and other citizens, but the grants and sale thus made are upon the condition of actual and continued occupancy, improvement, and cultivation for not less than five years.

In accordance with the authority given to it the Philippine Commission enacted the law known as the public land law, to carry out the provisions of these sections.

Sections 63, 64, and 65 were enacted for a different purpose. The authority of the Philippine government in relation to property was largely extended. They are as follows:

"Sec. 63. That the government of the Philippine Islands is hereby authorized, subject to the limitations and conditions prescribed in this act, to acquire, receive, hold, maintain, and convey title to real and personal property, and may acquire real estate for public uses by the exercise of eminent domain.

"Sec. 64. That the powers hereinbefore conferred in section 63 may also be exercised in respect of any lands, easements, appurtenances, and hereditaments which, on the 13th of August, 1898, were owned or held by associations, corporations, communities, religious orders, or private individuals in such large tracts or parcels and in such manner as, in the opinion of the commission, injuriously to affect the peace and welfare of the people of the Philippine Islands. And for the purpose of providing funds to acquire the lands mentioned in this section said government of the Philippine Islands is hereby empowered to incur indebtedness, to borrow money, and to issue, and to sell at not less than par value, in gold coin of the United States of the present standard value or the equivalent in value in money of said islands, upon such terms and conditions as it may deem best, registered or coupon bonds of said government for such amount as may be necessary, said bonds to be in denominations of \$50 or any multiple thereof, bearing interest at a rate not exceeding  $4\frac{1}{2}$  per cent per annum, payable quarterly, and to be payable at the pleasure of said government after dates named in said bonds, not less than five nor more than thirty years from the date of their issue, together with interest thereon, in gold coin of the United States of the present standard value or the equivalent in value in money of said islands; and said bonds shall be exempt from the payment of all taxes or duties of said government, or any local authority therein, or of the Government of the United States, as well as from taxation in any form by or under State, municipal, or local authority in the United States or the Philippine Islands. The moneys which may be realized or received from the issue and sale of said bonds shall be applied by the government of the Philippine Islands to the acquisition of the property authorized by this section and to no other purposes.

"Sec. 65. That all lands acquired by virtue of the preceding section shall constitute a part and portion of the public property of the government of the Philippine Islands, and may be held, sold, and conveyed, or leased temporarily for a period not exceeding three years, after their acquisition by said government on such terms and conditions as it may prescribe, subject to the limitations and conditions provided for in this act: *Provided*, That all deferred payments and the interest thereon shall be payable in the money prescribed for the payment of principal and interest of the bonds authorized to be issued in payment of said lands by the preceding section, and said deferred payments shall bear interest at the rate borne by the bonds. All moneys realized or received from sales or other disposition of said lands or by reason thereof shall constitute a trust fund for the payment of principal and interest of said bonds, and also constitute a sinking fund for the payment of said bonds at their maturity. Actual settlers and occupants at the time said lands are acquired by the government shall have the preference over all others to lease, purchase, or acquire their holdings within such reasonable time as may be determined by said government."

The lands designated in these sections were acquired in an entirely different manner from the property acquired under the treaty with Spain. Their disposition was upon different principles. Complete general power to acquire and dispose of property, real and personal, was given by section 63 to the Philippine government, subject only to the limitations and conditions of the act. Special provision was made in the sixty-

fourth section for the acquisition of lands owned or held by associations, corporations, communities, religious orders, or private individuals in such large tracts or parcels and in such manner as in the opinion of the commission injuriously to affect the peace and welfare of the people of the Philippine Islands. To provide funds for this purpose, the government was authorized to issue and sell their registered or coupon bonds, the proceeds of the sales of which were to be applied exclusively to the acquisition of the property. By section 65 the lands were to be held, sold, and conveyed on such terms and conditions as the Philippine government might prescribe, subject to the limitations and conditions of the act.

A sinking fund was created embracing the moneys realized from sales or disposition of the said lands for the payment of the bonds at their maturity.

To be sure, provision was made for the protection of occupants and settlers by giving them preference in purchasing or leasing said lands; but these purchases were in recognition of rights vested before the lands were acquired, and were on a different basis from the preemption purchases by occupants and settlers upon the condition of occupancy, improvement, and cultivation.

The Philippine Commission enacted a law April 26, 1904, "for the administration and temporary leasing and sale of certain haciendas and parcels of land, commonly known as friar lands, for the purchase of which the government of the Philippine Islands has recently contracted, pursuant to the provisions of sections 63, 64, and 65 of an act of the Congress of the United States entitled 'An act temporarily to provide for the administration of the affairs of civil government in the Philippine Islands, and for other purposes,' approved on the 1st day of July, 1902."

This act fully provided for carrying into effect the act of Congress in the acquisition of the friar lands. It appears that the lands were purchased and the bonds issued in conformity with the conditions in these statutes.

One of the recitals in the Philippine act, after stating the terms of the act of Congress, is that "whereas the said lands are not 'public lands' in the sense in which these words are used in the public-land act, No. 926, and can not be acquired or leased under the provisions thereof, and it is necessary to provide proper agencies for carrying out the terms of said contracts of purchase and the requirements of said act of Congress with reference to the leasing and selling of said lands and the creation of a sinking fund to secure the payment of the bonds so issued."

The public-lands act was "general legislation" to carry out the provisions of sections 12, 13, 14, 15, and 16. The restrictions and limitations of these sections are specific and well defined. They apply to lands acquired by the treaty of peace with Spain. The citizens are limited in their rights of purchase to quantity and to compliance with the requirements of occupancy and cultivation..

The purchase of the friar lands was made under the authority of the legislation herein recited. That authority was lawfully delegated to the Philippine government by Congress. The government has complete control over the sale of the lands "on such terms and conditions as it may prescribe," subject to the limitations and conditions provided for in the act of 1902.

All moneys realized from the issue and sale of the bonds authorized by the sections of the act recited herein must be applied to the acquisition of the property and to no other purpose. The moneys received from the sales and disposition of the lands constitute a trust fund for the payment of the principal and interest of the bonds and also a sinking fund for the payment of the bonds at maturity. There are conditions prescribed in the act of Congress and carried into the Philippine Commission act. The intention of Congress was to abolish a system of ownership disadvantageous to the government, and at the same time to provide for the sale of the acquired property, so that the bonds issued for the purchase might not become a permanent burden.

I am of opinion that the limitations in section 15 do not apply to the estates purchased from religious orders under sections 63, 64, and 65 of the Philippine act.

Very respectfully,

GEO. W. WICKERSHAM,  
Attorney General.

*Opinion of Mr. Moorfield Storey controverting that of Attorney General Wickersham.*

I am sorry to take issue with Attorney General Wickersham, for whom I have great respect, upon the question whether the lands purchased from the religious orders in the Philippine Islands can be sold in larger quantities than those which are prescribed by section 15 of the act of Congress entitled "An act temporarily to provide for the administration of the affairs of civil government in the Philippine Islands, and for other purposes," approved July 1, 1902, but in my judgment he is wrong in his construction of that act.

The question as he states it in his opinion of December 18, 1909, is whether section 15 of the act above stated is made applicable by section 65 of said act to the estates purchased from religious orders in the Philippine Islands pursuant to the authority conferred upon the Philippine government by section 63, section 64, and the said section 65 of the act mentioned.

In order to answer this question we are called upon to construe different sections of the same act, and they must be construed so that all may stand together and that the intention of the act may be carried out.

Section 12 of that act provides "that all the property and rights which may have been acquired in the Philippine Islands by the United States under the treaty of peace with Spain, signed December 10, 1898, except such land or other property as shall be designated by the President of the United States for military and other reservations of the Government of the United States, are hereby placed under the control of the government of said islands to be administered for the benefit of the inhabitants thereof except as provided in this act."

Section 13 requires the government of the Philippine Islands to "classify according to its agricultural character and productiveness the public lands other than timber and mineral lands."

Section 15 provides "that the government of the Philippine Islands is hereby authorized and empowered, on such terms as it may prescribe, by general legislation, to provide for the granting or sale and conveyance to actual occupants and settlers and other citizens of said islands such parts and portions of the public domain, other than timber and mineral lands, of the United States in said islands as it may deem wise, not exceeding 16 hectares to any one person and for the sale and conveyance of not more than 1,024 hectares to any corporation or association of persons."

Section 64 provides for the purchase of any lands, easements, appurtenances, and hereditaments "owned or held by associations, corporations, communities, religious orders, or private individuals in such large tracts or parcels and in such manner as in the opinion of the commission injuriously to affect the peace and welfare of the people of the Philippine Islands."

Section 65 provides "that all lands acquired by virtue of the preceding section shall constitute a part and portion of the public property of the Government of the Philippine Islands, and may be held, sold, and conveyed or leased temporarily for a period not exceeding three years after their acquisition by said Government upon such terms and conditions as it may prescribe, subject to the limitations and conditions provided for in this act."

These seem to me to be the important provisions of the law which we are called upon to construe, and it is to be observed that the land acquired under section 64 is to become a part of the "public property of the Government of the Philippine Islands," which phrase is in effect the same as that which is used in section 15, where provision is made for the sale and conveyance "of such parts and portions of the public domain," and it would seem to be the intention of Congress that this land should be dealt with precisely as the rest of the public domain was to be dealt with. Section 63 expressly makes the power of the Government to receive, hold, and convey title "subject to the limitations and conditions prescribed in this act." The same limitation is found in section 65, where the language is that the property may be "held, sold, and conveyed \* \* \* subject to the limitations and conditions provided for in this act."

The Attorney General sums up his argument by saying: "The Government has complete control over the sale of the lands, on such terms and conditions as it may prescribe, subject to the limitations and conditions provided for in the act of 1902." In this conclusion I agree and it only remains to determine what are "the limitations and conditions" contained in the act, subject to which this control, including the power to buy and sell, is granted. I find none which so clearly come within this language as those which limit the amount to be conveyed, so that not exceeding 16 hectares can be sold to any person, and not exceeding 1,024 hectares can be sold to any association or corporation, and the further limitation which excepts from the power to sell all public timber and mineral lands. Certainly these are "limitations and restrictions provided for in this act," and as the power to sell is made subject to all such limitations and restrictions, there seems to be no ground for excluding these from the general language of the act. I can not therefore resist the conclusion that the power to sell the land purchased from the religious orders and then added to the public domain is subject to these precise limitations as to quantity.

Moreover, when we consider the purpose of these limitations, which was to prevent the exploiting of the Philippine Islands by American or other capitalists, and to provide that these lands be "administered for the benefit of the inhabitants thereof" in the words of section 12, no reason can be suggested why the very choice agricultural lands, which were held by the religious orders, should be thrown open to exploitation,

or why the general policy contemplated by the act should have been abandoned in dealing with this very important portion of Philippine agricultural land. The reason which required the limitation in other cases applies with equal force to these lands, and I can not doubt that it was the intention of Congress that the policy should be the same.

The Attorney General says that they were acquired in a different manner from the property acquired under the treaty with Spain. This is true, but they were acquired by the government of the Philippine Islands for the benefit of the Filipino people, were paid for with the proceeds of bonds which were obligations of the islands, were added to the same limitations which applied to the rest of the public domain. The fact that the act contemplated the sale of those lands and the application of the proceeds to a sinking fund does not vary the construction of the act. The government was authorized to sell under certain limitations, and the proceeds of sales so made were to be paid into the sinking fund, but this use of the money can not enlarge the limited power to sell. Some sales were authorized, and the use to be made of the money realized from these was prescribed, but it can not be argued that, because the proceeds of authorized sales must be so used, limitations expressly imposed on the authority to sell are removed. The Attorney General rests a part of his argument on the act passed by the Philippine Commission, but as the authority of that commission is expressly limited by the act of Congress, we must examine the latter to see whether the action of the commission was authorized, and not conclude that a restriction which Congress expressly imposed did not exist because the commission disregarded or misinterpreted it. I am of opinion, therefore, that the sale of agricultural land to any corporation or association in excess of the amount limited by the provisions of the act which I have quoted is unauthorized and void, and that the purchaser acquires no title to the land so sold.

Mr. DOUGLAS. May I ask you, Mr. Martin, why all that is not a matter of argument rather than a matter of testimony?

Mr. CRUMPACKER. It is only a question of law.

Mr. FOWLER. Supplementing what they say, can that ever be settled except by somebody bringing an action in court?

Mr. DOUGLAS. Never, in my opinion.

Mr. FOWLER. If not, then that somebody ought to bring that action and determine that question. I should judge, from your statement, that it can never be determined finally by a discussion here.

Mr. CRUMPACKER. It is a question of law anyhow. I did not understand that we were to have law arguments before the committee.

Mr. MARTIN. I was not undertaking to make an argument. It was my idea that the question of the application of the limitations would be, among other things, passed upon by the committee. I want to say now that there are a number of features connected with these transactions involving questions of fact, as to the conduct of certain officials in making these sales, the manner in which the negotiations were carried on, the agencies by which, the parties to whom, and the purpose for which these lands were acquired, etc., but it seems to me that at this time the committee might take the time to let this feature that I am on now be developed a little further and then they can determine afterwards what action they want to take with reference to it.

Mr. HAMILTON. Where can these opinions of Mr. Storey and Mr. Wickersham be found?

Mr. MARTIN. I can furnish them. I have them all right here; they are in the record.

Mr. CRUMPACKER. It is in Mr. Wickersham's letter to Mr. McCall.

Mr. MARTIN. They are all matters of record.

Mr. HAMILTON. It is sometimes so difficult to find them in a public document.

Mr. MARTIN. I will be glad to furnish them to the committee.

Mr. HAMILTON. When will you do that—this morning?

Mr. MARTIN. I have them all here, but will hardly do it this morning.

Mr. PARSONS. Have you all the prints of the Senate bill there?

Mr. MARTIN. No, sir; I have not. Those are Senate files that I would not be permitted to take out, but only go there to examine.

Mr. MADISON. I suggest that Mr. Martin submit the copies of the opinions that he has, and that they be published in the proceedings to-day and then we will have them all before us, and if he has reprints of that bill, Senate 2295, that he furnish it and it be published in the proceedings of to day.

Mr. HAMILTON. So that we can have them all in compact form for the members of this committee to read.

Mr. MARTIN. Do you mean to furnish those?

Mr. MADISON. To furnish them to the clerk, and he will get them printed in the proceedings.

Mr. MARTIN. I think they have only one copy each.

Mr. CRUMPACKER. I have read all those prints, and the custodian said they had no extra copies. They have them in bound form.

Mr. PARSONS. Is it necessary to have all the prints, the whole bill each time? Are there not simply certain sections that are important?

Mr. MARTIN. That is all.

Mr. PARSONS. Could we not have, therefore, just those sections of the prints inserted in the record? I therefore suggest that Mr. Martin indicate to the stenographer just what sections of each print he wants printed in the record, and that those be printed.

Mr. CRUMPACKER. I think, Mr. Parsons, if we have those at all, the only safe thing is to have them all. Mr. Martin might find it advisable from his standpoint to insert sections pertinent to prove certain things, or regarding certain propositions, and some members of the committee might reach a different conclusion.

The CHAIRMAN. If we deem it important, we can have them copied over there.

Mr. CRUMPACKER. As to the prints aside from the bill that was reported to the Senate, it does not seem to me it can be a matter of importance anyhow bearing upon the whole question. What a man introduces and has referred to a committee and is printed, it seems to me, is no kind of proof of the intention of the legislature in enacting a law. The bill reported, and then the action of the two houses on the bill reported, may be considered where there is an ambiguity that it is necessary to clear up. But the introduction of the bill, and its having been printed and referred to a committee, are no proof of the intention of the intent of the legislature.

Mr. PARSONS. Having the bill the way it was introduced, and the amendments when it was reported, we have the changes each time the bill was printed. I should think that would be important.

Mr. FOWLER. Any light thrown on the question through the discussion on the part of all these people would be an interpretation.

Mr. CRUMPACKER. That part of it might be, if there was an ambiguity that needs clearing up.

Mr. MADISON. As a matter of law we would not have any right, if we were sitting as a court, to resort to the debates for the interpretation of the statute, and I want to say now that this committee, if it

is going to construe this law, ought not to resort to any means that a court would not resort to. It ought not to be guided by anything that a court would not be guided by.

Mr. MARTIN. Just pardon me there a moment, Mr. Madison, if you please. I do not know what scope the committee will permit this investigation to take, but it is quite clear in my mind, and I have emphasized it from the start, that the colonial policy of this Government, which was determined by Congress, is just as controlling in this matter as the statutory law. I have always said—made it clear in my opening statement and state now—that the sales of these estates in bulk were not only in violation of the organic law of the Philippine Islands, but of the established colonial policy of the United States.

Mr. HAMILTON. You said that, Mr. Martin, by way of opening and will you give us somewhere in the course of your statement what you conceive the colonial policy in this respect to be or some authority as to what you conceive it to be?

Mr. MARTIN. Yes, sir; I will. I can say now that never in any other hearings before the committees of Congress, at the time of the passage of this act and since—and those hearings have been very voluminous—has it ever been suggested that land holdings in the Philippines should exceed 20,000 acres. That is the highest recommendation ever made by President Taft himself. He has expressly declared against these large sugar and tobacco estates, such as these lands have been sold for.

Mr. HAMILTON. Has this policy ever taken the form of law?

Mr. MARTIN. It has taken the form of law in this act. It has taken the form of law in Porto Rico, where the limitation is 500 acres, and in the bill now pending, which passed the House at the last session and is pending in the Senate, that is enlarged to 2,500 acres—the amendment of the gentleman from Kansas, Mr. Madison. It is the policy of this Government in the Hawaiian Islands. I do not just know what the limitations are in Hawaii, but they began with very small limitations there.

Mr. HAMILTON. The public-land system there is a system of its own, of itself. They have a different system.

Mr. CRUMPACKER. The only limitation in Porto Rico is on corporations; that is the only limitation anywhere, on corporations.

Mr. DOUGLAS. And is not this true, if I may just ask you a question, without any regard to the policy of the Government with reference to public land, since the Government substantially coerced the Philippine government into bonding itself for nearly \$7,000,000 to buy the lands, is not the question, not with reference to any public policy with reference to public land, and with reference to the comparatively small number of acres compared to the public lands that were included in the friar lands, whether it was not the intention to leave the Philippine government a free hand in the disposition of those lands in order to relieve itself of the burden of disposing of the bonds? Is not that the question here without reference to colonial policy?

Mr. MARTIN. The gentleman's question is rather lengthy, but I am going to answer it briefly. This investigation is first directed toward the friar lands. It was not the policy to give the Philippine Government a free hand in their disposition, because they of all lands in the Philippine Islands ought to have been protected by the limitations. If there are any lands there which should be protected



from monopoly and kept in the hands of the people, it is these estates, the monopolization of which by the friars was the chief source of discontent in those islands. Now, then, Mr. Crumpacker made a statement there that I could not let pass—I might overlook it—that this involved only the acquisition of land by corporations.

Mr. CRUMPACKER. The Porto Rican limitation, I said; there was no limitation on the quantity that an individual would hold, in Porto Rico or anywhere else.

Mr. MARTIN. I beg the gentleman's pardon.

The CHAIRMAN. If the Chair may suggest, these matters seem to be rather matters of law and perhaps for argument after the testimony is in. It seems to me that our course this morning was to ascertain what facts Mr. Martin desired to have proved, and by what witnesses.

Mr. HUBBARD. Will we not get along much more rapidly by allowing Mr. Martin to proceed with his statement in the order in which he has started it, and then these matters of discussion between ourselves can arise afterwards?

The CHAIRMAN. I think so.

Mr. MARTIN. I was about to suggest, however, and it is a proper place, too, I think, that that inhibition in the Philippines does not simply run against corporations; it runs against associations of persons, and I hope the committee, not only now, but at all future times, will keep that fact clearly in mind—that associations of persons are as much forbidden by the law as are corporations to acquire large land holdings.

I am coming now to some matters that take us a little away from the naked question of law, but show how inseparably some features of this inquiry are bound up in that question. I want to show from the records which have been made up by the War Department—and by the War Department I mean in this case the Bureau of Insular Affairs—that they regarded the limitations as applying to the friar lands. I want to show that by Gen. Edwards's letter to Mr. Olmsted of January 28, 1910, published in the Congressional Record of March 28, 1910, at page 3388. I want to show it by the statement of Secretary of the Interior Worcester, of the Philippine Islands, in his report to the Secretary of War, August 29, 1910, at page 65, which is before the committee here in the form of a pamphlet entitled "The Friar Land Inquiry, Philippine Government."

Mr. RUCKER. That is to the governor, is it not?

Mr. MARTIN. No; these are reports by the governor, the secretary of the interior, and director of public lands to the Secretary of War.

Mr. RUCKER. The secretary of the interior directs this to the governor general.

Mr. MARTIN. I want to show it by Maj. McIntyre's letter to Mr. John Henry Hammond, of the firm of Strong & Cadwallader, on October 2, 1909, which appears in the Congressional Record on April 14 last, at page 4836. I wish to show it by Gov. Forbes's cablegram to the Secretary of War, of October 22, 1909, appearing in the Congressional Record of April 14 last, at page 4835. I want to show it by the opinion of the solicitor general of the Philippine Islands and the director of lands of the Philippine Islands, as the same appears in this report to the Secretary of War, at page 107. In other words, gentlemen, there are statements and admissions now in the records made by the various officials that I have mentioned, and by others,

going to show that they regarded and considered the limitations in the organic law of the Philippine Islands as applying to the friar lands, and that they so advised proposed purchasers of these lands, notwithstanding which, and prior to any opinion by the Attorney General of the United States, they negotiated and consummated the sale of some of these estates.

Gen. Edwards's letter of January 28, 1910, to Hon. M. E. Olmsted, referring to Philippine friar land act—various statements recognizing the limitation (Congressional Record Mar. 28, 1910, p. 3888):

WAR DEPARTMENT,  
BUREAU OF INSULAR AFFAIRS,  
*Washington, January 28, 1910.*

MY DEAR MR. OLMSTED: I beg to acknowledge the receipt of your letter of January 24, inclosing one addressed to the Hon. S. W. McCall by Mr. Erving Winslow, secretary of the Anti-Imperialist League, regarding the sale of one of the friar estates, comprising approximately 58,000 acres.

I return Mr. Winslow's letter herewith. He thinks this sale is illegal notwithstanding the opinion of the Attorney General, of which I inclose a copy.

This opinion of the Attorney General seems to cover fully the legal aspect of the question. I also inclose copy of a pamphlet containing a compilation of the laws and regulations relating to public lands in the Philippines, prepared in 1908, and also copies of two acts of the Philippine Legislature amending the laws of the Philippine Commission regarding the sale of friar lands. These will be referred to in the following statement, which I think will make clear the facts in the case:

Beginning with section 12 of the act of Congress approved July 1, 1902, generally known as the organic act of the Philippine government, are a number of sections which relate to the public domain of the Philippine Islands. Section 15 contains the conditions under which the Philippine government might dispose of the public domain, limiting the amount which might be acquired by an individual to 16 hectares (approximately 40 acres) and by a corporation or association of persons to 1,024 hectares (approximately 2,500 acres).

In another part of this very comprehensive act, beginning with section 63, authority was given the Philippine government to purchase certain lands of religious orders and to issue bonds for the purchase price thereof, and section 65 authorized that government to dispose of these lands under certain conditions.

It was never contended, as far as known here, that the lands thus purchased, or which, in fact, might be purchased under any authority of the Philippine government to acquire lands, became thereby a part of the public domain or subject in any way to the laws which related to the public domain.

Having purchased the friar lands under the authority above outlined, the Philippine Commission, on April 26, 1904, enacted a law providing for the administration, temporary leasing, and sale of these lands. This act (No. 1120), which you will find on page 41 et seq. of the inclosed compilation, distinctly stated in the fourth paragraph of the preamble thereto, that "Whereas the said lands are not public lands in the sense in which those words are used in the public-land act, and can not be acquired or leased under the provisions thereof. \* \* \*" So as to this point there seems never to have been any doubt. However, in this act the commission did impose the same restrictions on the sale of the friar land as were provided in the case of public lands in the Philippine Islands, except that an actual occupant of the land might acquire an amount in excess of that limitation. The purchase of this land by the Government having been made for the benefit of the occupants, the principal object of the transaction would have been defeated if a tenant holding more than 40 acres had been restricted to that amount when he attempted to become the owner of his holding.

It should be observed that of the 23 estates purchased from the friars, one, the San José estate, in Mindoro, which is now under consideration, was wholly unoccupied; another, the Isabela estate, in Isabela Province, Luzon, is practically unoccupied; and one, known as the Calamba estate, in Laguna Province, Luzon, was but 30 per cent occupied. Of the other estates, all were, in large part, occupied.

From the date of acquiring these lands the Philippine Government proceeded under the act above referred to, its efforts being principally directed to disposing of the land to the actual occupants where occupied. However, it soon became evident that the unoccupied estates could not be disposed of with the limitations as to individual

purchasers in the public-land law which had been embodied by the Philippine Commission in the law governing the sale of the friar lands.

Before the lands could be sold it was necessary to make surveys and proper descriptions of the various estates, so that the bureau of the Philippine Government having the matter in hand was occupied in various preliminaries and was not prepared to offer these unoccupied lands for sale much before 1908. In his report for that year the chief of the bureau of lands called attention to the impossibility of selling such lands in the very small lots allowed by existing laws of the Philippines, and recommended that the law be so modified as to enable the government to offer these unoccupied estates under such terms as would attract purchasers. This recommendation met the approval of the Philippine Legislature, the Philippine Commission having ceased to be the legislative body of the islands, becoming simply the upper house of the legislature, the lower house being elective. This legislature enacted acts Nos. 1847 and 1933, copies of which are inclosed herewith.

The principal object of these acts was to enable the Philippine Government to dispose of those unoccupied friar lands. As far as known, no question had ever been raised as to the legality of the action thus taken by the legislature. It was believed to be acting within the authority which had been given it by Congress to dispose of these lands.

Proceeding in accordance with the friar-land act, as thus amended, effort was made to sell the San Jose estate, in the island of Mindoro, which is the one referred to above as being wholly unoccupied. The Christian, civilized inhabitants of that island are very few in number, and it was evident to anyone acquainted with conditions in the Philippines that if the sale of this estate was restricted to small, 40-acre sections, it would not be disposed of within the life of the bonds issued for its purchase by the Government. The Philippine Government had paid for this estate \$298,000. The bonds paid 4 per cent, so that the annual charges against the estate were considerable, and the large initial cost to the Philippine Government was being rapidly increased, as the only revenues received from it were small amounts for grazing privileges, the land being unoccupied and uncultivated.

This was considered to be good sugar land, and there was no great delay in obtaining an offer for it after the removal of the limitation as to area which could be sold to one purchaser.

The first information concerning the sale of this estate to be received in the War Department was through the public press. It was to the effect that a Mr. Poole, of Habana, was the buyer. The Governor General of the Philippine Islands had proceeded with the sale under the laws above referred to, and had not felt it necessary to consult the department in the matter. However, as it was the first sale under the amended laws, the Secretary of War cabled the Governor General to hold up the conclusion of the sale pending an investigation of the right of the Philippine Government to make the proposed sale, and at the same time the attorney of the proposed purchaser submitted the same question to the Secretary of War.

The opinion of the Attorney General covers the legal question very completely. The sale was effected and the first payment thereon was made January 4, 1910. The sale price was \$367,000, which covers the initial cost to the Philippine Government, with interest thereon at 4 per cent per annum from the date of purchase until the date of sale, and the cost of administration with interest thereon at the same rate.

As you are well aware, there has been considerable criticism of the action of the Philippine Government in purchasing these estates. There have been allegations that the prices paid were far in excess of their commercial value. Rather than to enter into a discussion of this last feature the Philippine Government has been disposed to admit that the price was a large one, but to justify the purchase on the grounds of broad public policy.

Since the sale of this estate in the open market at the price paid for it, plus interest and administration charges, there has been, in certain quarters, a disposition to criticise this transaction. Having prophesied an immense loss to the Philippine government from this purchase, there has been some disappointment that the Government had not been disposed to justify these prophecies.

There may still be losses due to the purchase of these estates, but they will be chargeable, not to the high price paid for the property, but to the effort of the Government to protect the tenants occupying the estates, and to transfer to them the ownership of their holdings. It would certainly have been unwise on the part of the Government to increase the loss which will arise from this carrying out of a policy determined upon when the estates were purchased, by improvidently holding unoccupied estates which could not for generations be sold except to persons who would buy them only in large tracts.

It should be noted that this was a sale to an individual and not to a corporation, so that the question of the area of land which may be operated by a corporation engaged in agriculture (sec. 75, act of Congress of July 1, 1902) is in no way involved.

Yours, very truly,

C. R. EDWARDS.

HON. MARLIN E. OLMSTED,  
*Representative in Congress.*

From Secretary Worcester's report to Gov. Forbes, August 29, 1910, page 65:

But until June 3, 1908, there existed a provision of law which prevented their sale "en bloc," or the sale of any occupied portion of them, to persons other than occupants, or the sale of more than 40 acres, whether occupied or unoccupied, to any individual.

Extract from opinion of solicitor general to director of lands, Manila, on October 18, 1909:

MANILA, October 18, 1909.

SIR: In compliance with your request of the 12th instant, I have the honor to render an opinion upon the following question:

Has the director of lands authority to sell to an individual, or an individual to purchase from the Government, vacant and unoccupied lands constituting a portion of the friar lands purchase without a restriction as to area?

It appears from your communication that this question has arisen from an inquiry that was made in the United States as to the purchase of the San Jose de Mindoro estate by an individual, and you say it is understood that an opinion was offered at the Bureau of Insular Affairs that an individual could not purchase more than 16 hectares of unoccupied friar lands. As I can not agree with that opinion, I shall state at some length the grounds upon which my conclusion is based.

Gov. Forbes's cable to Secretary of War, October 22, 1909 (Congressional Record, Apr. 14, p. 4835):

[Translation of cablegram received.]

OCTOBER 22, 1909.

SECRETARY OF WAR, *Washington*:

Prentiss and Poole desire to purchase unoccupied sugar lands on San Jose friar estates, Mindoro; say Hammond was informed by the Bureau of Insular Affairs an individual can not purchase more than 40 acres friar lands. Can not understand this, as acts 1847 and 1933 were passed amending friar-land act to give Government right to sell vacant friar lands without restriction as to area. Attorney general concurs in the opinion that this has been accomplished. Please confirm by telegraph to satisfy these gentlemen.

FORBES.

Maj. McIntyre to Mr. John Henry Hammond, October 22, 1909 (Congressional Record, Apr. 14, p. 4836):

WAR DEPARTMENT,  
BUREAU OF INSULAR AFFAIRS,  
*Washington, October 22, 1909.*

MY DEAR MR. HAMMOND: When you were in the office about the 3d of September, among other things with reference to the land laws of the Philippines discussed was the application of these laws to the friar estates. Very little attention was paid to this feature of the case, as I explained to you that I was under the impression that no effort was being made to sell any of the friar estates in large blocks, and specifically that I did not understand that the Philippine Government was making any effort to sell the San Jose estate of about 56,000 acres on the island of Mindoro. You will recall that you had received advice from Manila, or that your clients had received advice, that this estate was in the market. *In any case, I am satisfied that I gave you the impression that the limitations of the act of Congress relating to the public lands had been extended to the friar estates.*

I now desire to correct both of these impressions. A cable received from Manila to-day indicates that it is desired to sell the San Jose estate, and I inclose two acts of the Philippine legislature amending "the friar-lands act," which make it clear that the unoccupied lands on the friar estates may be sold to individuals without

any limitation as to area. I do not know that you are still interested in this matter in any way, but I do not desire that you should be under any misapprehension as to the matter, due to our conversation.

Sincerely, yours,

FRANK MCINTYRE,  
*Major, Eighth Infantry, Assistant to Chief of Bureau.*

JOHN HENRY HAMMOND, Esq.  
(Care Strong & Cadwalader),  
40 Wall Street, New York, N. Y.

(Includes acts Nos. 1847 and 1933 of the Philippine Commission.)

Mr. PARSONS. When was the opinion of the Attorney General of the Philippines? Are you going to put that in?

Mr. MARTIN. I have not the date of that, and I think I will allow the other gentlemen to put that in. I have already referred to the question of policy. But I wish to refer the committee here to President Taft's testimony in the hearings before the Senate Philippine Committee in February, 1902, when they were considering the organic law of the Philippine Islands, and particularly what he had to say with reference to the size of land holdings. I want to refer the committee to President Taft's special report to President Roosevelt on January 23, 1908, when Mr. Taft was Secretary of War, and what he had to say there about land limitations, and the probable result of creating these large plantations or estates in the Philippine Islands.

Gov. Taft before the House Committee on Insular Affairs:

Mr. Taft, then governor of the Philippines, was a witness before the House Committee on Insular Affairs, when the following colloquy occurred:

Mr. WILLIAMS of Illinois. You think the commission should have power to lease lands without limit as to quantity, do you? That is, large tracts?

Gov. TAFT. I think I said we ought to have the power to lease large tracts, but I did not mean that to be without limitation.

Mr. WILLIAMS of Illinois. If you had such a limitation, what would you suggest?

Gov. TAFT. With reference to the sugar lands, I understand in Cuba there are plantations of 20,000 acres. The limitation inserted in this bill was 5,000 acres. I think that is too small.

Mr. WILLIAMS of Illinois. What number would you suggest?

Gov. TAFT. Twenty thousand acres might be a fair limitation; that is, for sugar lands.

Mr. WILLIAMS of Illinois. For other lands?

Gov. TAFT. I think 5,000 acres might be a fair limitation for tobacco lands.

Secretary Taft, in special report to President Roosevelt, January 23, 1908, said:

Nor would I regard it as a beneficial result for the Philippine Islands to have the fields of those islands turned exclusively to the growth of sugar. The social conditions that this would bring about would not promise well for the political and industrial development of the people, because the cane-sugar industry makes a society in which there are wealthy landowners, holding very large estates with most valuable and expensive plants and a large population of unskilled labor, with no small farming or middle class tending to build up a conservative, self-respecting community from bottom to top.

Mr. Taft made the following statement before the House Insular Affairs Committee on February 26, 1902:

There is no desire on the part of the commission to have that kind of exploitation which will lead to the ownership of principalities in the island by a corporation.

I also wish to call your attention to the fact that he recommended, in this special report of 1908, enlarged land holdings.

These matters are of importance, in my judgment, with reference to the continued recommendations for enlarged land holdings over there, and the continued efforts that have been made from time to time in Congress to have the limitations enlarged—some of you gentlemen are much more familiar with these matters than I—as going to show that it was not in the mind of anyone—of President Taft, of the War Department, or of Congress—that there were already in the Philippine Islands large quantities of land upon which there were no limitations whatever, so that one individual, or one association of persons or one corporation acting through an agent who would hold the nominal title, might acquire an unlimited quantity—hundreds of thousands of acres of land. I have said that it was never suggested to Congress that these limitations did not apply. It was not known that they did not apply until the opinion of Attorney General Wick-ersham to that effect. I have already referred to the policy of limited land holdings, as shown by legislation in Porto Rico and, I believe, Hawaii.

The intent to apply this policy in the Philippines and the reasons therefor, are clearly shown in the following extracts from Senate hearings and debates:

General MacArthur, before the Senate Committee on the Philippines, said:

"I deprecate the idea that we are going to sell public lands there in blocks of 5,000 acres with a view to rapid exploitation. That I should regard as disastrous both to American and Filipino interests absolutely."

Mr. Root, then Secretary of War, was a witness before the House Committee when the following dialogue occurred:

The CHAIRMAN (then Mr. Cooper of Wisconsin). As to section 39, which relates to the granting of franchises, "Every corporation authorized to engage in agriculture shall by its charter be restricted to the ownership and control of not exceeding 1,000 acres of land;" it is 1,000 acres in Hawaii, I think. What would you think of that limitation? It has been suggested that it ought to be 5,000 acres, in view of the situation in the Philippines.

Secretary Root. My impression would be in favor of giving a very wide scope to the Philippine Government. Although I am not much of a believer in the wisdom of having very large tracts of land owned by any one concern, I think that you can safely put discretion in the Philippine Government on that subject.

On January 18, 1902, Mr. Root appeared before the Insular Committee and gave testimony in relation to Philippine matters. Concerning the acquisition and method of disposition of the friar lands, Secretary Root said, on page 68:

"The political situation is such that, at what we may find to be a fair price, it is undoubtedly wise for us to buy, and then to turn around and vest the titles to these lands in the tenants at a reasonable price (giving them good long time, of course, to pay, so that instead of paying rent they will be making partial payments on the purchase), and then use that money to retire the obligations given to raise the original purchase price."

On February 7, 1902, Governor Taft was before the Philippine Committee of the Senate, pages 178-179 of the hearings:

"The CHAIRMAN. In this connection, as we have got onto the matter of what is necessary for the commissioners to do, I wish to ask if you consider it very important for the general welfare and pacification of the islands that we should buy the friars' lands or make arrangements to give them back to the actual settlers at the earliest moment?"

"Governor TAFT. Yes, sir; I do. I do not think there is any one thing which Congress has been invited to do in the report that is more immediately important than that. \* \* \* Now, I think it may be said generally, as we said in our first report, that the title of the friars to those lands is, as a legal proposition, indisputable. If we can buy those lands and make them Government lands, and in that way separate in the minds of the tenants the relation of the friar to the land, and say to the tenants, 'We will sell you these lands on long payments, so that they will become yours,' I believe we can satisfy the people and avoid the agrarian question which will arise when our Government is appealed to to put into possession of those lands the people who own them."

On February 28 Governor Taft was before the Insular Committee of the House. From page 223 of these hearings we read:

"Mr. MADDOX. If I understand you, from what I have heard you say I gather that you think it would be cheaper for the United States to undertake to buy these lands than to restore them to their owners?"

Governor TAFT. I do; what I mean is, if we buy the lands we put the title of the Government between the friars and the subsequent disposition of the lands, and that then the Government may, by liberal terms to the tenants, enable the tenants, by payments strung over a long number of years, to become the owners of the land. The payments can be arranged so that not much more than the rent would nevertheless pay for the land. And in that way I think the insular government could probably be made whole or nearly so. I think the plan proposed by the commission as adopted in the bill introduced by Mr. Cooper contemplates the establishment of a sinking fund out of the proceeds of the sales of the lands to the tenants to meet the bonds."

On April 22, Senator Rawlins said in part (Congressional Record, p. 4527):

"Mr. President, it is an unusual authority, as the Senator from Massachusetts [Mr. Hoar], who is a distinguished lawyer, will, I think, at once recognize, to undertake to appropriate in the exercise of the power of eminent domain the lands or property belonging to one corporation in order to transfer the same lands to another corporation. In this case the power is to be exercised by the application of a sort of religious test. If these lands are held by a corporation composed of Catholics of a certain order, they are to be the subject of condemnation, to be turned over by the process of eminent domain into the hands of another corporation composed of perhaps Protestants, or people of mixed religion, or no religion. \* \* \* Mr. President, these syndicates, organized with stockholders in New York and Chicago and San Francisco or Great Britain, with their agents in the islands to execute their policy of greed (using that word in no offensive sense, but only to the end for which the corporation itself is organized), the land being thus held and thus managed, how are you ever to have a citizenship in the islands upon whom could safely be devolved the exercise of the powers of government? How do you ever expect by such a policy to uplift the people of the islands and make them fit for self-government? This policy does not tend to insure an independent and self-reliant and intelligent citizenship. It tends to degradation, to turpitude, and slavery. It tends to unfit the people, and if they are now unfit to be trusted with the employment of any power of government, they will be doubly unfit after they receive a schooling under the training and despotism of alien syndicates holding possession of all their lands. \* \* \* So that the practical effect, if this policy be carried out, will be to issue bonds, to incur this indebtedness, and to appropriate, against the will of these religious orders, in the exercise of the power of eminent domain, this more than half a million acres of land and immediately, under rules to be prescribed by the Philippine Commission, dispose of it in tracts ranging from 5,000 to 20,000 acres to syndicates or corporations in perpetuity."

On May 5 Senator Lodge said (Congressional Record, p. 5031):

"The sections in regard to these lands, of course, in the nature of things, give a large power to the commission, but there is no other way that I have seen suggested to get these lands out of the hands of these religious corporations and back into the hands of the people who cultivate them.

"We have also clauses in the bill providing for franchises. They are guarded with the utmost care. I can not now undertake to read, and I shall not detain the Senate by reading those franchise clauses, but I invite Senators to examine them with the utmost care. They are guarded in every possible way compatible with giving any reasonable opening to capital to enter into the islands with the hope of profitable investment.

"The main object of the bill, Mr. President, is, in a word, to replace military by civil government—to advance self-government; and yet it is delayed in this Chamber and opposed by those who proclaim themselves the especial foes of military rule.

"The second object of the bill is to help the development of the islands; and yet, as the committee felt, to help that development only by taking the utmost pains that there should be no opportunity given for undue or selfish exploitation. The opponents of this legislation have dwelt almost continuously—when they have spoken on this bill—on the point that it is intended to open the islands to exploiters, to syndicates, and to carpetbaggers. \* \* \* But these exploiters, these syndicates, these carpetbaggers, who march back and forth through the speeches of Democratic Senators like the scenshifter's army, have as little reality as the air-drawn dagger of Macbeth. It is continually reiterated the bill is simply for purposes of exploitation; my own conclusion is that they are to be brought into the Philippines by this bill; and while Senators in opposition are declaiming against this bill as throwing the islands open to improper exploitation and speculation I have had many gentlemen come to me who desire to invest money in the Philippine Islands who say that the bill is so

drawn that it is impossible for capital to go in there to any large amount. When gentlemen who desire to invest take that view and the Democratic Party takes their view, we have got a pretty good bill."

May 9 Mr. Teller said in part (Congressional Record, p. 5215):

"I want some one to tell me why a corporation should be permitted to take 5,000 acres of land there? If one corporation may take 5,000 acres, 10 corporations may each take 5,000 acres, and a hundred corporations may each take 5,000 acres. There is no limit to the number of corporations that may go there; and, after they have taken the lands and got their title, if they should conclude to form a combination, they could do that, I suppose, although there is a provision here which says:

"And this provision shall be held to prevent any corporation engaged in agriculture from being in any wise interested in any other corporation engaged in agriculture."

"That, I suppose, was put in the bill as a sort of sop to the people who might be afraid of consolidation; but there is not a man living in these days who has given any attention to the affairs of our country for the last two or three years who does not know that it will amount to absolutely nothing; and that if 50 corporations having each 5,000 acres should conclude to enter into a combination, they could do it in spite of all the Filipinos and all the United States besides. \* \* \*

"Mr. President, that is all I am going to say about this bill, and I expect, under the circumstances, I ought to apologize for having said so much. I shall say more about it if, after the attention of the Senate has been called to it, somebody does not propose to make some suggestions of amendments which, I think, ought to come from the other side and not from this side."

On May 16, Senator Deboe alluded as follows to the disposition of these lands (Congressional Record, p. 5543):

"The bill, taking it as a whole, seems to deal fairly and justly with the whole Philippine question, and while I shall not attempt to discuss it in detail, not having had the opportunity of hearing the evidence produced, I do approve of the measure as being a great improvement of the conditions in which we found those natives of the islands. It deals with the mining interest, the land and real estate questions, and especially the lands owned or claimed by certain corporations and the friars. I hope to see the most liberal treatment of the rights of the inhabitants as to public lands. It ought to be arranged so as to open up the lands to settlement by the people and guard against too much liberality toward corporations."

On May 23, Senator Dubois contended that the bill was intended for exploitation. He said (Congressional Record, p. 5862):

"Under the bill which we are now discussing, not only are these enormous tracts of land to be turned over to syndicates and corporations, but all kinds of franchises are to be granted. Capitalists are invited there with the offer of unusual inducements."

Mr. Beveridge, on May 23, said (Congressional Record, p. 5866):

"It is very late and there have been many interruptions, so I shall not go on with much I had noted down here; but I wish to refer to just one thing which appears to show inconsistency on the Senator's part. He spoke of syndicates taking these lands, and yet the Senator knows that in this bill it is provided that no corporation shall own more than 5,000 acres of land, and that it is within the power of the commission absolutely to prevent them owning more. He knows that, as to private holdings, there is an absolute prohibition in the bill that any person having those holdings shall sell or lease or demise them; and yet the Senator says that this whole scheme is a scheme of exploitation by corporations and syndicates."

"But the Senator refuted himself, as is often the case in oversubtle arguments, because he cited as an illustration the protest of the Philippine Development Co., was it not?

"Mr. DUBOIS. Yes.

"Mr. BEVERIDGE. They protest against what, Mr. President? Is it the protest that they are not going to get more land of which the Senator complains? No; it is a protest against our Government taking these vast quantities of land from this corporation to give to small private holders."

"The only instance, Mr. President, that the Senator was able to show in support of this alleged danger of the great holdings of land by syndicates was an illustration of precisely the reverse, and that is that one great syndicate is now protesting that the Government is about to take away its vast holdings and distribute them amongst small holders."

On May 27 Mr. Patterson said in part (Congressional Record, p. 5966):

"Without going into many details, I call attention to the provision which authorizes the commission to dispose of the public lands in tracts of 5,000 acres. The claim is made that there are provisions in the bill which prevent corporations from securing more than 5,000 acres. I maintain that the provisions in the bill will permit one indi-



vidual of a corporation to secure title to hundreds of thousands of acres, and there is nothing in the bill that can prevent it. Authority is given to the commission to grant to corporations public lands in quantities of 5,000 acres. A corporation may consist of but three members. One of the members may be the moneyed man, the others mere nonentities.

"It will require three to create a corporation. Those three can organize themselves into as many corporations as they see fit. Three men may call a corporation they organize by one name and file articles of incorporation. They may organize another corporation under another name and file other articles of incorporation. They may keep up this process without limit, organizing as many corporations as they wish. By adopting such a course each body corporate is a separate and independent corporation. The man with the money may be the principal man in all of them; and since 5,000 acres may be bought by each corporation, this one moneyed man may, for all practical purposes, become the owner of hundreds of thousands of acres. One man, the principal stockholder in 20 such corporations, will practically become the owner of 100,000 acres of land under the provisions of the bill, and you have only to multiply the number of corporations to determine the number of acres that one, two, or three men may become the owners of under this proposed law.

"How is it proposed to check this? If the honorable chairman of the committee will indicate to the Senate how this may be prevented or will show to the Senate that my claims are not well founded, then the Senate will have something upon which to rest when it comes face to face with this proposition. \* \* \* So we see what may be done, notwithstanding the provisions in the section 77; and I will go to that section and read it from the printed bill, for it is upon that section the majority of the committee profess to rely:

"That no corporation shall be authorized to conduct the business of buying and selling real estate or be permitted to hold or own real estate except such as may be reasonably necessary to enable it to carry out the purposes for which it is created and every corporation authorized to engage in agriculture shall by its charter be restricted to the ownership and control of not to exceed 5,000 acres of land; and this provision shall be held to prevent any corporation engaged in agriculture from being in anywise interested in any other corporation engaged in agriculture.'"

I want also to put into the record the letter of explanation of Mr. John Henry Hammond, of the firm of Strong & Cadwallader, as to why his firm withdrew, or claimed to withdraw, at a certain point, from these negotiations as the representative of Havemeyer and others for the purchase of the San Jose estate, the reason assigned being that discretionary action on the part of the Government was involved.

Reply of Mr. Hammond withdrawing his firm and reason assigned:

40 WALL STREET,  
New York, October 23, 1909.

MY DEAR MAJ. MCINTYRE: I beg to acknowledge receipt of your very kind letter of yesterday inclosing copies of acts Nos. 1847 and 1933 of the Philippine Commission, relating to the sale of the friar lands.

After careful consideration and in view of the fact that it may be necessary for my former clients to request some discretionary action on the part of the Government officials, I decided that they had better be represented by other counsel; accordingly, the firm of Cravath, Henderson & de Gersdorff has taken up the matter. I have sent your letter and the inclosures to Mr. Leffingwell, of that firm.

Thanking you for your courtesy in the matter, I remain, sincerely, yours,

JOHN HENRY HAMMOND.

Maj. FRANK MCINTYRE,  
War Department, Bureau of Insular Affairs, Washington, D. C.

My position is that there was no discretion involved whatever. Either the estates were subject to sale or they were not. I treat the withdrawal of this firm, under the reason assigned, as tantamount to an admission in their judgment that these limitations did apply, and they did not care to be connected with a transaction in which it would be held that they did not apply—

Mr. PARSONS. Would not the Bureau of Insular Affairs have something to do with the amount paid? Would not its discretion be involved with the amount?

Mr. MARTIN. The amount?

Mr. DOUGLAS. The amounts for which the lands should be sold?

Mr. PARSONS. And the terms.

Mr. DOUGLAS. And the terms of sale.

Mr. MARTIN. I want to say this on that point: It is a matter of indifference in this inquiry for what the lands were sold. I have never charged that they were sold for less than they cost, or for less than they were worth. That impression has crept out. It was due to some questions that were asked me the first time that I discussed this matter, and I stated frankly that I was not saying this land was sold for less than it cost. I said I did not know what they were paying for it, and the remark speaks for itself.

Mr. HAMILTON. Your position is that the sale was illegal?

Mr. MARTIN. My position is that the sale was illegal, even if they sold it for three times as much as it was worth.

Mr. DOUGLAS. Do you deny that your remarks in the colloquy on the floor of the House left the impression that they were sold for one-third of what they cost?

Mr. MARTIN. I will say in answer to the question of the gentleman from Ohio, Mr. Douglas, that it never left any such impression in my mind; that I never thought about it at the time or dreamed that any such interpretation would be put on it.

Mr. RUCKER. On the contrary, as I remember, Mr. Martin distinctly disavowed any such meaning to Mr. Sabbath, who was the gentleman who made the suggestion.

Mr. DOUGLAS. The record speaks for itself.

The CHAIRMAN. It seems to me that is a little aside from what we are considering here this morning.

Mr. MARTIN. Coming on down. The Philippine Legislature has passed two little amendatory acts amending the friar-land act, which they passed in April, 1904, for the disposition of these lands, after they had been acquired by contracts in December, 1903, and these two amendatory acts, which are Nos. 1847 and 1933, are claimed by the officials of the Philippine government to have amended the friar-land act so as to abolish the limitations and confer upon the government the power to dispose of them in any quantities or in any manner that it saw fit. And they claim that these acts were unanimously passed by the Philippine Assembly, showing their assent to the new policy with reference to these estates. In connection with that I want to say, first, that no fair interpretation of these acts will permit of any such construction as is claimed by the officials of the Philippine government; that the acts only relate to procedure and other matters to be followed in attempting to sell in small parcels to tenants; and that the unanimous protest of the Philippine people, without regard to party or any other consideration, against this policy in the sale of these estates in bulk is conclusive that there was no such intent in the mind of the Philippine Assembly in passing these acts.

Mr. HAMILTON. How did the Philippine people manifest their protest, Mr. Martin? And just here, I assume that these amendments to which you have referred, as well as various other matters to which you have referred, you will print or have printed in your statement, so that we can get them without the necessity of searching here and there for them?

Mr. MARTIN. Yes, sir; I will do that,

Mr. CRUMPACKER. The whole acts will go in.

The CHAIRMAN. I think they are all before the committee and have been here for a long time.

Mr. MARTIN. In Chapter II of said public-land act, under the heading "Sales of portions of the public domain," it is provided in section 10 that any citizen of the Philippine Islands, or of the United States or of any insular possession thereof, or any corporation or like association of persons organized under the laws of the Philippine Islands or any State, Territory, or insular possession thereof, and authorized to transact business in the Philippine Islands, may purchase any tract of unoccupied, unappropriated, and unreserved, nonmineral, agricultural public land in the Philippine Islands, as defined in the act of Congress of July 1, 1902, not to exceed 16 hectares for an individual, or 1,024 hectares for a corporation or like association, etc.

Section 9 of the friar-land act reads as follows:

SEC. 9. In the event the chief of the bureau of public lands should find any of the said lands vacant, he is directed to take possession and charge thereof, and he may either lease such unoccupied lands for a term not exceeding three years or offer the same for sale, as in his judgment may seem for the best interests of the Government, and in making such sales he shall proceed as provided in chapter two of the public land act.

And following are the two amendatory acts passed by the Philippine Legislature:

[No. 1847.]

[AN ACT Amending sections nine and eleven of act numbered eleven hundred and twenty, entitled "The Friar Lands Act," providing for the manner of sale of unoccupied lands and the time within which deferred payments by purchasers of friar lands may be made.]

*By authority of the United States, be it enacted by the Philippine Legislature, that:*

SECTION 1. Section nine of act numbered eleven hundred and twenty, entitled "The Friar Lands Act," is hereby amended to read as follows:

"SEC. 9. In the event the director of lands should find any of the said lands vacant, he is directed to take possession and charge thereof, and he may either lease such unoccupied lands for a term not exceeding three years or offer the same for sale, as in his judgment may seem for the best interests of the government, and in making such sales he shall proceed as provided in section eleven of this act."

SEC. 2. Section eleven of the said act is hereby amended to read as follows:

"SEC. 11. Should any person who is the actual and bona fide settler upon and occupant of any portion of said lands at the time the same is conveyed to the government of the Philippine Islands desire to purchase the land so occupied by him, he shall be entitled to do so at the actual cost thereof to the government, and shall be allowed to pay for same in equal annual or semiannual installments: *Provided, however,* That payment by installments shall be in such amounts and at such time that the entire amount of the purchase price, with interest accrued, shall be paid at least one year before the maturity of what are known as the "friar lands bonds" issued under the provisions of act numbered one thousand and thirty-four, that is, on or before February first, nineteen hundred and thirty-three. The terms of purchase shall be agreed upon between the purchaser and the director of lands, subject to the approval of the secretary of the interior, and all deferred payments on the purchase price shall bear interest at the rate of four per centum per annum.

"In case of sale of vacant lands under the provisions of section nine of this act, the director of lands shall notify the municipal president or municipal presidents of the municipality or municipalities in which said lands lie of said sale before the same takes place. Upon receipt of such notification by said municipal president or municipal presidents the latter shall publish the same for three consecutive days, by bandillos, in the poblacion and barrio or barrios affected, and shall certify all these acts to the director of lands, who shall then, and not before, proceed to make the said sale with preference, other conditions being equal, to the purchaser who has been a tenant or bona fide occupant at any time of the said lands or part thereof, and if there has been more than one occupant to the last tenant or occupant: *Provided, however,* That no

sale of vacant lands made in accordance with this section shall be valid nor of any effect without the requisite as to publication by bandillos, above provided."

SEC. 3. This act shall take effect on its passage.

Enacted, June 3, 1908.

[No. 1933.]

[AN ACT Adding new matter to section seven of act numbered eleven hundred and twenty and amending sections nine and eleven of said act, as amended by act numbered eighteen hundred and forty-seven, and for other purposes.]

*By authority of the United States, be it enacted by the Philippine Legislature, that:*

SECTION 1. The following is hereby added to the end of section seven of act numbered eleven hundred and twenty:

"*Provided*, That the failure on the part of the occupants to state their desire to lease or purchase said lands shall not be understood to mean that they do not desire to acquire them. In case of such failure it shall be the duty of the director of lands, or his agents, to enjoin such occupants to state their desire in writing within the period of eight days from the date of such injunction, and their failure to do so shall be understood to mean that such occupants do not desire either to lease or to purchase said lands. The director of lands shall neither lease nor sell the said lands to any other person until the foregoing requirements shall have been complied with, and any contracts of lease or of sale hereafter executed without them shall be null and void."

SEC. 2. Section nine of act numbered eleven hundred and twenty, as amended by act numbered eighteen hundred and forty-seven, is hereby amended to read as follows:

"SEC. 9. In the event the director of lands should find any of said lands vacant, he is directed to take possession and charge thereof, and he may either lease such unoccupied lands for a term not exceeding three years, or sell same, as may be solicited, and in making such leases or such sales he shall proceed as provided in section eleven of this act."

SEC. 3. Paragraph two of section eleven of the said act, as amended by act numbered eighteen hundred and forty-seven, is hereby amended to read as follows:

"In case of lease of vacant lands, as well as in case of sale of same under the provisions of section nine of this act, the director of lands shall notify the municipal president or municipal presidents of the municipality or municipalities in which said lands lie before the same takes place. Upon receipt of such notification by said municipal president or municipal presidents the latter shall publish the same for three consecutive days, by bandillos, in the población and barrio or barrios affected, and shall certify all these acts to the director of lands, who shall then, and not before, proceed to execute the contract or lease or to make the said sale with preference, other conditions being equal, to the purchaser who has been a tenant or bona fide occupant at any time of the said lands or part thereof, and if there has been more than one occupant to the last tenant or occupant: *Provided, however*, That no contract for the lease of and no sale of vacant lands made in accordance with this section shall be valid nor of any effect without the requisite as to publication by bandillos above provided."

SEC. 4. This act shall take effect on its passage.

Enacted, May 20, 1909.

MR. MARTIN. In this connection, I will invite the committee to call before it the Philippine commissioner, Mr. Manuel L. Quezon. I think he was a member of the legislature at that time.

MR. DOUGLAS. As to the intent of the language used in acts of the legislature?

MR. MARTIN. As to the intent in passing these acts.

MR. DOUGLAS. Intent as expressed in any other way than in the acts themselves?

MR. MARTIN. I say this, Mr. Douglas, there is no express repeal of the limitations; there is no reference to them, directly or indirectly; only a change of procedure.

MR. CRUMPACKER. Does this not repeal the section that contains the limitation and say that from now on these lands shall be controlled in connection with the public-land act that contained no limitation?

MR. DOUGLAS. Is it not purely a matter of construction as to what that language means, not what anybody in the legislature intended it to mean?

Mr. MARTIN. I will say this, that it undoubtedly is, so far as the Philippine Government is concerned, a matter of construction, but I simply point to the fact that their construction is totally at variance with the sentiments and ideas of the Philippine people. I do not believe you can get a member of the Philippine Legislature or their commissioner here in Washington to say that there was any such idea in the mind of their legislature.

Mr. DOUGLAS. Would you not think it was rather an extraordinary thing to subpoena a member of the Colorado Legislature before a committee of Congress to interpret an act of the Colorado Legislature? The legislative act must speak for itself; and whatever it meant, whether it was wrongly or rightly construed by the Philippine Government, is purely a question of law about which you can take one view and I another and Mr. Garrett another. But it would be a useless expenditure of our time to go into that.

Mr. MARTIN. We are put in this position, then, that the Philippine Legislature unanimously passed laws with the purpose and intent of throwing the friar estates open to exploitation and sale to foreign interests.

Mr. DOUGLAS. Throwing them open to sale to get rid of the debt which was upon the Government.

Mr. MARTIN. And they and their people now unanimously repudiate that action.

Mr. CRUMPACKER. On what ground? They repudiate that action on the ground that American capital invested there postpones the day of absolute independence, and not for industrial or commercial reasons.

Mr. MARTIN. I would like right here to offer the letter from Mr. Commissioner Quezon on that point.

Mr. CRUMPACKER. I read Mr. Quezon's letter last night.

Mr. MARTIN. His letter to the Secretary of War, and I would like to file it.

Mr. CRUMPACKER. He made a special report to the Secretary of War, and he said, "We have no objection from an industrial standpoint; it is purely a political standpoint, because the more American capital is invested in the Philippines, the longer the time will be before we get independence."

Mr. MARTIN. In view of the statement of Mr. Crumpacker of what the letter contains, I would like to read it.

The CHAIRMAN. It is almost time for us to go to the House now, and I would like to call your attention to this list of the witnesses you have asked us to subpoena. You give us here the names of Horace Havemeyer, Charles H. Senff, and Charles J. Welch, whom you want subpoenaed, but you do not give their addresses or residences. Do you know where they live?

Mr. MARTIN. I suppose Mr. Havemeyer and Mr. Senff live in New York City. I do not know but what Mr. Welch lives in Philadelphia. But I am not certain about that.

The CHAIRMAN. Do you know where E. L. Poole and P. A. Prentiss can be found?

Mr. MARTIN. I think that Mr. Poole is in Manila. The whereabouts of Mr. Prentiss is unknown to me.

The CHAIRMAN. You said a moment ago that you wanted us to subpoena the Mindoro Development Co. We can not subpoena a company. We can subpoena the individual officers.

Mr. MARTIN. The company was put in for the reason that their books, papers, and accounts were sought.

The CHAIRMAN. I know, but we have to subpoena some natural person.

Mr. MARTIN. There is a subpoena there for George S. Hobart. He is their legal agent, but I do not know what other authority he has. We could, perhaps, subpoena the secretary of the company, whose name I have not.

The CHAIRMAN. Perhaps we can get those addresses from some of the witnesses whose addresses you have.

Mr. MARTIN. Yes, sir; probably.

The CHAIRMAN. Then you say you wish that subpoenas duces tecum issue for said persons. That follows immediately the Mindora Development Co., but you do not name the persons.

Mr. MARTIN. I refer to all these persons—every person who comes before this committee who has books or papers or vouchers or receipts or other documents.

The CHAIRMAN. I know, but you do not want all these people to produce the records of the Mindora Development Co.?

Mr. MARTIN. No; they could not all very well do that.

The CHAIRMAN. If we want to get these subpoenas in accordance with your thought we will have to know the thought and facts. In other words, do you want us to issue to J. Montgomery Strong a subpoena duces tecum to produce the books of the Mindora Development Co.?

Mr. MARTIN. Most certainly not.

The CHAIRMAN. Then will you kindly tell us which witnesses you want subpoenaed duces tecum to produce those books?

Mr. MARTIN. The people who are connected with the company.

The CHAIRMAN. We do not know who they are. If you can give us their names, we will subpoena them.

Mr. MARTIN. All the names I have in my possession are given there. One of them is Hobart, the agent of the company, upon whom process may be served in the State of New Jersey.

The CHAIRMAN. We will subpoena him, then.

Mr. MARTIN. And the others are the three incorporators of the company, and their managing agent is Mr. E. L. Poole.

The CHAIRMAN. You ask us to subpoena the San Francisco Agricultural Co., of California. Of course, we can not subpoena that company. You name here Charles McMullen.

Mr. MARTIN. The secretaries' names are all given there, but I have not their addresses.

Mr. PAGE. Can you get them, Mr. Martin?

Mr. MARTIN. I do not believe that I can, Mr. Page. The names of those companies are given in the reports that have been made by the Secretary of War. The three companies have the same agent. Each company got nearly the maximum amount of public land allotted by law, and their lands are contiguous, as well as contiguous to the San Jose estate.

The CHAIRMAN. Who is the agent?

Mr. MARTIN. Mr. E. L. Poole is the agent. He is the manager of those companies and of the Mindora Co., according to the reports.

(Thereupon, at 12 o'clock noon, after discussion, the committee adjourned until Tuesday, December 13, 1910, at 10 o'clock a. m.)

## SALE OF FRIAR LANDS IN THE PHILIPPINE ISLANDS.

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HOUSE OF REPRESENTATIVES,  
COMMITTEE ON INSULAR AFFAIRS,  
*Tuesday, December 13, 1910.*

The committee met at 10.30 o'clock a. m., Hon. Marlin E. Olmsted (chairman) presiding.

The following members of the committee were present: Messrs. Olmsted (chairman), Crumpacker, Hamilton, Hubbard of Iowa, Graham of Pennsylvania, Parsons, Davis, Madison, Fowler, Douglas, Page, Garrett, Denver, Fornes, and Rucker of Colorado.

The CHAIRMAN. Mr. Martin, have you something further?

Mr. MARTIN of Colorado. Mr. Chairman and gentlemen of the committee, in response to the question of the chairman, I will say that I have considerable further matter to continue in the presentation of this morning.

The CHAIRMAN. You will bear in mind that what is called for is a statement of the facts in your possession.

Mr. MARTIN. Yes, sir; and I am endeavoring to present that statement, which consists in large part of record matter that I shall introduce as I proceed and refer to.

The CHAIRMAN. We do not care to hear an argument of the case at this time. That will come after we get the facts before the committee.

Mr. MARTIN. I do not intend to argue, Mr. Chairman, but it appears to me that if I introduce a document or a matter of record that contains any feature to which I think I ought to call your attention I ought to be permitted to do that.

The CHAIRMAN. That is what we wish.

Mr. MARTIN. Not to enter into argument on it, but to call attention to the specific features; otherwise, I might just as well hand these documents in to the clerk and let him print them and not take up the time of the committee in making any statement at all.

The CHAIRMAN. Would not that be just as well?

Mr. MARTIN. And let the other gentlemen hand in what they have in the same way.

The CHAIRMAN. You are not a witness on the stand, and we will ask you to submit to us such facts as you have in your possession and name such witnesses as you think ought to be called.

Mr. MARTIN. Let me make myself clear by an illustration.

Mr. HAMILTON. Has your statement at the last meeting been printed?

Mr. MARTIN. It has been printed, but the printed document is not here yet. It has not come over from the Printing Office yet.

For instance, among the documents introduced at the last hearing were certain sections from the Philippines land act.

Mr. DOUGLAS. Pardon me just a moment—

Mr. MARTIN (interposing). Just a moment, please.

Mr. DOUGLAS. Pardon me, but I do not understand that you introduced any document at the last meeting, or that you were asked to do

so. If you would indicate to the committee, as anyone does, as to what documents you want, and call the attention of the committee to them, we would examine them, and when the time comes for argument upon them you would be heard; but I understood the matters you were asked to present were merely in the form of a brief statement of facts, with the witnesses by whom you expect to prove the facts, permitting the committee to proceed with the hearing in their own way. I do not understand you introduced any documents.

Mr. MARTIN. My understanding was that the securing of the various documents and parts of records to which I referred was left to me, and I want to say to the gentleman from Ohio that, with the limited time at my command and to the best of my ability, I not only submitted those documents and had them printed in the proper places referred to, but I have continued that policy and have practically everything present before me this morning that I consider essential to a presentation of the main case.

To continue the statement I started on, I had introduced a copy of the section of the Philippines public-land act, in chapter 2, applying the limitations of the organic law to the public lands, the section of the friar-land act applying the limitations in that chapter to the friar lands, and the two acts passed by the Philippine Assembly which are alleged to have amended the friar-land act so as to abolish the limitations.

I thought it would be proper, for instance, for me—and I can proceed rapidly and not take up a great deal of time if I am not unduly interrupted—to call attention to the fact that the Attorney General of the United States, in the rendition of his opinion, did not refer to these amendatory acts.

The CHAIRMAN. Just a moment. We are not here this morning to hear argument on the Philippine land laws nor the opinion of the Attorney General. Those are questions which will come up later. In the first place, the committee wants to get the facts. The application of the law to them will be a matter for later consideration. We understand your proposition very clearly on that—that the Philippine Government act does not permit the sale of friar lands in excess of 16 hectares to an individual or 1,024 hectares to a corporation. That we understand, and there is a difference of opinion on that. We do not want to hear arguments on that this morning. We want to get at the facts.

Mr. MARTIN. But if those gentlemen or officials who appear here or are to appear upon the other side of this question are to be intelligently examined, I do not understand how the committee can do that unless they first understand the position of the person who makes the charge that the sales were unlawful. In other words, if I just merely hand this stuff into the record now, it is up to the members of the committee whether they want to read it or not, and I do not see what you can do with these other gentlemen but to have them just hand their stuff in and let the hearing as to the evidence terminate right there.

The CHAIRMAN. You are not a witness, Mr. Martin, at this time. You may be later, if you desire to be or if the committee desires it. At present we have only asked you to submit such facts as are in your possession, not to argue as to the law.



Mr. MARTIN. Just before the adjournment at the last session, Mr. Hamilton, the gentleman from Michigan, asked me in what manner the Philippine people had expressed opposition to this policy.

The CHAIRMAN. We do not care about that.

Mr. MARTIN. For the sale of friar lands—

The CHAIRMAN. I do not think we want to go into that.

Mr. CRUMPACKER. It is absolutely immaterial to this hearing.

Mr. MARTIN. I shall make my offers, and I leave it to this committee to rule as they deem wise.

In answer to Mr. Hamilton's question I tender certain instruments—

Mr. HAMILTON. I think I asked how far a certain sentiment had expressed itself in the law.

Mr. MARTIN. That was the substance of it. In answer to that question and as disclosing the attitude of the Philippine people in this matter, I offer a letter from the Hon. Manuel L. Quezon, Resident Commissioner for the Philippine Islands, to the Secretary of War, Manila, dated Manila, September 1, 1910. I offer also the joint memorial of the official leaders of the two political parties of the Philippine Islands signed September 1, 1910.

I offer an editorial published in the Vanguard, Manila, under date of February 25, 1910, entitled "New invasion of the Philippines," which was prior to the origin of this controversy; also an editorial from El Tiempo, published in Iloilo, Panay, Philippine Islands.

Mr. CRUMPACKER. I want to interpose an objection to these records on the ground that they can have no possible bearing upon the questions under consideration. It occurs to me that you can not overthrow a law by newspaper editorials nor by memorials of popular gatherings or by expressions of opinion on the part of citizens. It seems to me the only bearing that can have is on the authority of the Government to make these sales. It is a question of law, in the first place, and a mere expression of popular sentiment or opinion one way or the other, and it seems to me is altogether collateral. It encumbers the record and confuses the issues, and I do not think it ought to come in here at all.

Mr. MARTIN. Before the ruling is made, however, I would like to have the privilege of completing the tender.

Mr. CRUMPACKER. I thought you were through.

Mr. MARTIN. I tender now resolutions of protest unanimously adopted by the municipal presidents of all the municipalities in the Province of Cavite, and dated on the 23d day of July, 1910.

I also tender resolutions adopted on May 30, 1910, by the municipal house or council of Dumanhug, Island of Cebu; also resolutions adopted at a mass meeting of the people of Tuburan Province, Island of Cebu, on July 18, 1910; also resolutions adopted at a mass convention of the people of the municipality of Sagay, Negros Occidental, on June 18, 1910; also resolutions of the municipal government of Sagay, Negros Occidental, July 5, 1910; also resolution of the provincial government of Ambos Camarines, Nueva Caceres.

Now, Mr. Chairman, that question to which I have referred as indicating the attitude of the Philippine—

The CHAIRMAN (interposing). The question of Mr. Hamilton was, "Has this policy ever taken the form of law?"

Mr. MARTIN. Where is that?

The CHAIRMAN. Page 18, about the middle of the page.

Mr. GARRETT. He is referring to the question on page 28, I think: "How did the Philippine people manifest their protest?"

Mr. MARTIN. Yes; "How did the Philippine people manifest their protest?"

In answer to that question, and as indicating the attitude of the Philippine people, I have tendered the documents enumerated to be inserted in the record.

Mr. CRUMPACKER. I tender a formal objection now. I suppose that matter can be determined by the committee when we come to it later on, but I offer a formal objection to their going into the record, because they have absolutely no bearing upon any question of fact involved in this investigation. Whether the people protested or did not protest, so far as this investigation goes, is a matter of immateriality altogether.

The CHAIRMAN. Mr. Martin, the papers you mention you have there, have you?

Mr. MARTIN. Yes, sir.

The CHAIRMAN. Leave them with the clerk of the committee, and the committee will at the proper time in executive session determine whether or not they will put them in the record or what consideration will be given to them.

Mr. MADISON. This is not the place to offer proof. This is merely a statement of fact we want, and unquestionably these could not go into the record as proof in the statement of facts. That is an unheard-of proposition. If later this material appears pertinent to some issue, then we ought to consider it, but certainly we can not now permit it to go into the record in the midst of a statement of facts, not even in reply to an inquiry by a member of the committee. The gentlemen should state that the facts were so and so, but not offer any documentary proof at this time.

The CHAIRMAN. The suggestion of the Chair was that we take the papers and consider afterwards whether we put them in the record.

Mr. MADISON. If they become material or pertinent to some issue, they can be admitted later.

Mr. MARTIN. I have already put in all the documents alluded to at the other meeting, and have put them in at the places at which I referred to them.

Mr. MADISON. That might be so, but at the same time that would not make it right. As a matter of fact, what we want now is a statement of facts, not the proof in support of any issue.

Mr. Martin is a good lawyer, and he understands that, but this is not the place for the purpose of offering the proof.

Mr. MARTIN. I have prepared this matter—

Mr. MADISON (interposing). Go ahead and state your facts.

Mr. MARTIN (continuing). Along that line, however, of furnishing these records and documents wherever they are referred to, just as I did at the first hearing. I think that would simplify the thing.

The CHAIRMAN. The committee has passed upon this matter, and, of course, the committee will have to have some voice in the investigation.

Mr. MARTIN. Yes, sir. I can proceed with the statement and see what documents I propose to refer to.

Mr. MADISON. That is right; just what you claim the facts are, and what, if the committee investigates the matter, the facts will develop to be, and you can set out the documents that you think will prove your statements, and then we can go through them, or you can produce them for us. My suggestion is merely that they be not offered now as a part of the proof, because this is not the place for proof.

Mr. MARTIN. At the hearing the other day I inserted in the record and referred to, and have now in the record, certain matters establishing what I call the colonial land policy of the United States. In addition to what was then offered, and is now a part of the printed hearings, I refer the committee to Senate bill 7401, and particularly to sections 13, 14, and 15 of that bill, sent by the Secretary of War to Senator Lodge, and introduced in the Senate on March 25, 1910; to the letter accompanying said bill from the Secretary of War, dated March 22, 1910, now House Document No. 454; to the report of the Senate Committee on the Philippines on March 29, 1910, docket No. 458; to the action of the committee on said report; to Senate bill 7401 as it passed the Senate on June 2 or 3, 1910, and came to the House of Representatives and to this Committee on Insular Affairs on June 3 or 4, 1910.

The committee does not care to hear anything about what that bill contains or the letter.—

Mr. DOUGLAS (interposing). We can read it ourselves about as well as anybody else can. It seems to me it is not very essential for you to state what it contains.

The CHAIRMAN. We have already read it, considered, and reported it to the house. You can put it in in connection with this hearing if you wish.

Mr. MARTIN. I next want to call the committee's attention to the time and circumstances under which the first sale of the friar lands in bulk was made; to the fact that negotiations for the purchase of this estate—

Mr. RUCKER of Colorado. Which estate?

Mr. MARTIN. The San Jose estate, in the Island of Mindoro, consisting of 55,000 acres.

Negotiations began in the Bureau of Insular Affairs for the purchase of this estate on September 3, 1909, which was just four weeks after the passage and signing of the Philippine tariff act providing for free trade between the United States and the Philippine Islands in sugar to the extent of 300,000 tons per annum, and cigars to the extent of 150,000,000 cigars per annum, this bill having become a law on the 5th of August, 1909; this estate having then been in the possession of the Philippine government, as well as all of these other friar estates, which are 23 in number, for a period of 5½ years.

I next wish to refer to the purchasers, and call the attention of the committee to the purchasers of this estate, and the various representations made to Congress by the Bureau of Insular Affairs as to who those purchasers were, and the manner in which it was finally elicited who they were.

Gen. Edwards, in his letter to the chairman of this committee, dated January 28, 1910, stated that his first knowledge of this sale was through cablegrams or public press dispatches. One of these

dispatches appeared in a Chicago paper of December 7, stating that the sale had been made to E. L. Poole, as agent of the Havemeyers. The other, I believe, appeared in the Washington Star on the evening of November 22, stating the sale had been made to the Sugar Trust.

Gen. Edwards, in this letter of January 28 to Mr. Olmsted, this letter appearing at page 3888 of the Congressional Record of March 28, I think—however, I can verify that.

Mr. PAGE. 1910?

Mr. MARTIN. Yes. This letter makes the statement that the sale of this estate was to an individual.

Gen. Edwards' letter of March 24, 1910, to Mr. Olmsted appears in the same record at the same page, and makes the statement that this sale was to an individual.

Gov. Forbes of the Philippine Islands, in his report to the Secretary of War, August 13, 1910, makes the statement or refers to this sale repeatedly as having been made to an individual.

Secretary of the Interior Worcester, of the Philippine Islands, in his report to the governor general of the Philippine Islands, at page 53—this report is before you in the form of a sort of joint report entitled "The Friar Land Inquiry, Philippine Government"—makes the statement or refers to that sale as having been made to an individual; also makes the statement, on page 58, that if the sale had been made to a corporation it would be subject to the severest criticism.

Before passing to the statements as to what the evidence will show as to the real parties, I wish to call the attention of the committee to the law, the organic law of the Philippine Islands, which forbids the sale to not only individuals and corporations but to associations of persons.

The evidence will next show, and it was brought before this committee by questions asked by the—

Mr. DOUGLAS (interposing). The language of the law is "corporations or associations." There is no such language in the law, as I recall it, as "associations of persons." I may be mistaken, but I am positive it is "corporations or associations" as distinguished from individuals, regardless of whom they represent. That is purely a question of law. I do not see why the committee should take up its time with that.

The CHAIRMAN. "Any corporation or association of persons," it says.

Mr. MARTIN. I took particular pains to note that language, but I want to refer to it in view of the statement of the gentleman from Ohio.

Mr. FARNES. Are you satisfied that the organic laws include the friar lands?

Mr. MARTIN. Yes, sir; I am. I am perfectly satisfied that the limitations upon sale in the organic law of the Philippine Islands are applicable to friar lands.

Mr. DOUGLAS. I suppose you will admit that, if it does not as a matter of law apply to the friar lands your whole contention falls to the ground?

Mr. FARNES. That is a question I had in mind,

Mr. MARTIN. I am not going to make any such admission, and I think that I will be amply able to show that if it does not specifically apply, which I claim that it does, that these sales would nevertheless be known to be at variance with the policy of this Government, and therefore as properly subject to rescission as though the letter of the law applied.

Mr. FURNES. Would not that question properly belong for decision to the Attorney General?

Mr. MARTIN. I will say, in answer to the question of the gentleman, that I am going to leave that matter for this committee to decide. I am going to make the best showing I can along the lines I have indicated, and then the committee shall say what it will decide and what it will leave for somebody else to decide.

I was about to say that the evidence will show, as brought out by the questions of the gentleman from Tennessee, Mr. Garrett, to the officers of the Bureau of Insular Affairs, Gen. Edwards, and Maj. (now Col.) McIntyre, that instead of this sale having been made to an individual, it was made to three persons—Horace Havemeyer, who, I believe then was a director and stockholder of the Sugar Trust, against whom the Government of the United States and the Department of Justice were seeking criminal indictment for the customs-house frauds perpetrated by that company in New York; Mr. Charles H. Senff, who was former vice president of the American Sugar Refining Co., known as the Sugar Trust, and for a great many years its vice president, and a lifelong associate of the elder Havemeyer.

Mr. RUCKER of Colorado. What is his name?

Mr. MARTIN. Charles H. Senff, also Charles J. Welch, who is or has been an associate of the Havemeyers in the sugar business.

I will show further on that point that this sale was commonly referred to as the Poole syndicate; that it was known that Mr. Poole was nothing but an agent, only the nominal holder of the title to this property, and all of the purchase price of it was supplied by the three men whom I have named, so far as the evidence now discloses, which fact was known, as the evidence will show, to the Bureau of Insular Affairs, and, I think, to all parties concerned.

Mr. RUCKER of Colorado. The secretary of the interior, Mr. Worcester, included?

Mr. MARTIN. I would not say Mr. Worcester knew the names of these individuals. I will say this, though, that the evidence will show that these gentlemen over there had reason to know that Prentiss and Poole, who went over there to buy this estate, were acting in the capacity of agents.

That they had in that department a letter of introduction from a lawyer in New Jersey, whose name I have furnished to be subpoenaed as a witness—a letter of introduction, from which letter it appears that this lawyer, J. Montgomery Strong, had already been to the Philippines on this same mission and had returned to the United States, and gave this letter of introduction to some official of the Philippine government, notifying them that these gentlemen represented the same interests that he did.

The agreement entered into will show that the sale of this estate was to be made to Mr. Poole or his nominees. I have called attention to that fact, and do now, as having put the Philippine government

and all parties officially concerned on their notice that this was a sale to more than an individual, and that Poole was only an agent for some undisclosed principals.

Mr. MADISON. Without asking for any discussion on the matter at all, right at this point I would like to ask you what your construction is on the term "association of persons?"

Mr. MARTIN. It does not mean an incorporated body.

Mr. MADISON. May I ask right there, would it include a partnership?

Mr. MARTIN. I think the only answer I will make at this time is that it would include an unincorporated association of individuals.

Mr. MADISON. Would it include—

Mr. MARTIN (interposing). As a matter of fact—

Mr. MADISON (interposing). Just a moment. I am merely asking for the purpose of getting your position. Would it include a number of persons who bought the piece of land together and who became, after the purchase, tenants in common?

Mr. MARTIN. I am inclined to think that it would include such an association, but I will say this, that if the law contemplated anything like a legal organization of a corporate nature, it should have left out the words "of persons." If the law just read "corporations or associations," then I think it would be quite fair to assume that those two terms were used interchangeably; but in view of the fact that the language of the statute is "association of persons," then I think it is intended to embrace any sort of syndicate or combination of people who would go together to procure these lands.

The CHAIRMAN. Let me interrupt and ask a further question. Section 75 provides that no corporation can own any of the lands—that is, that no corporation authorized to engage in agriculture may own or control more than 1,024 hectares. I merely wish to ask whether you claim any of these friar lands were sold to corporations?

Mr. MARTIN. I will pass right on to that.

Passing on from the showing as to who really got this land, in connection with the representations which were repeatedly made prior to this disclosure in that connection—

Mr. MADISON (interposing). May I ask one question along the line I was asking? I do not want to interrupt unduly, but I want to get a clear idea of Mr. Martin's position.

You say that phrase "of persons" is a qualifying term and gives to the word "association" a different meaning than what it would have if that phrase were omitted. Inasmuch as all associations must be of persons, why does the phrase "of persons" give the word "association" any different meaning than it would have if the phrase "of persons" were omitted?

Mr. MARTIN. I suppose the gentleman well knows that in the textbooks, statutes, and so forth, where "association" is used interchangeably with "corporation," it is defined as simply "association," so that it occurred to me that the object of the lawmakers in using the term "association of persons" was to prevent any evasion whatever. It was to make it perfectly plain that neither an individual nor a corporation—all other forms, as the gentlemen know, of association are more or less hazy, and "association" is a very general term—but neither by the individual nor by the other general and well-known form of operation in modern industry and commerce, "a corpora-

tion," nor by some other arrangement or cooperation aside from individuals and corporations, shall these lands be acquired in excess of certain quantities. In other words, it looked to me that the legislature—that is, the Congress in this case—had taken particular care to embrace all of the different methods by which the people might operate together to secure more of this land than the limitations fixed in the law permitted, or monopolize land; monopoly was what was aimed at.

Mr. DOUGLAS. But certainly as long as they operate together as individuals they do not bring themselves within the inhibition. It does not say they must sell it to a single individual, but it says to "individuals." In other words, they can sell without reference to the limitations as to "corporations or associations of persons" to individuals, one, two, three, four, or five, as long as they treat as individuals, without any inhibition whatever. It must be so. It says "individuals."

Mr. MARTIN. The gentleman has been rather careful to keep me off of the legal question. I shall have to stand on the rule.

Mr. DOUGLAS. We have had nothing this morning but legal questions.

Mr. MARTIN. I shall pass on now to the Mindoro Development Co., the evidence with reference to which, I believe, will show that this company has to all practical intents and purposes, with the knowledge and consent of the officials of the Philippine Government, acquired this estate.

The evidence will show that on December 8, 1909, which was 10 days before Attorney General Wickersham rendered his opinion holding these lands to be exempt from the limitation of the organic law, there was organized, under the laws of New Jersey, a corporation known as the Mindoro Development Co. It was capitalized for \$100,000. I am informed that the capitalization was, about 30 days later, increased to \$1,000,000. I shall offer its charter whenever the committee wishes that it shall be offered. I had intended doing that among all these other things this morning. Our plan has been changed with reference to the introduction of evidence, or, rather, my ideas have been changed.

The articles of incorporation will show that this company is authorized to do about everything on earth except acquire a right of way through the State of New Jersey and grant absolution. The articles of this company and the powers granted to it are such as to show it to be a criminal conspiracy under the laws of this country, which would not be permitted to do business in this country and should not be permitted to do business anywhere under the American flag.

Mr. MADISON. Where was it chartered?

Mr. MARTIN. Chartered in New Jersey.

The powers of the company are so broad, I will say, as will be shown by the articles, that it is authorized to buy and vote the stock of all other corporations and engage in every kind of business there could possibly be carried on in the Philippine Islands, even to running schools and places of amusement, and all that sort of thing.

Mr. RUCKER. And building bathhouses!

Mr. MARTIN. It would be a good deal easier to enumerate what it can not do than what it can do.

The evidence will show that this company is chartered to carry on business in the Philippine Islands.

The evidence will show that that fact was brought out before this committee in a rather indefinite, unsatisfactory way, the same as most of these facts were brought out.

The evidence will show that the agent and manager of this corporation is Mr. E. L. Poole, the man who acted as agent of the men I have mentioned—Havemeyer, Welch, and Senff—in the purchase of the San Jose estate, and it is reported that this company immediately proceeded to order a half a million dollar sugar plant to be constructed at the Honolulu Iron Works for installation on the San Jose estate.

I take it from evidence of this character that there can be no doubt that to all practical intents and purposes the Mindoro Development Co., a corporation, is the real owner of the San Jose estate; that Mr. Poole holds the nominal title for the corporation, which, I think the facts can be brought out to show, will be shown to be owned or controlled by the people who bought the land, and the officials of the Philippine Government must have known this, so that it appears upon the face of it—

Mr. DOUGLAS (interposing). What is the evidence by which you expect to prove that last assertion?

Mr. MARTIN. What last assertion?

Mr. DOUGLAS. Taking it for granted that it will be proved the Mindoro Development Co. was the real party in interest, what evidence do you expect to produce to show the officials of the Philippine Government knew they were in fact selling to the Mindoro Development Co.? I mean facts, not inferences, if you please.

Mr. MARTIN. This is one fact: Mr. Poole bought this estate as agent. Mr. Poole was also the agent of the Mindoro Development Co. and the general manager of that company; not merely agent, but general manager of that company. He was there in Manila procuring materials and supplies to establish a sugar plantation on this estate. He was there for a period of months. His activities in carrying on all the work he did there in behalf of these people, in the purchasing of this estate and in establishing the sugar plantation and getting the railway surveys and getting the material and sending out to build labor quarters and all the work necessary to start up a 55,000-acre sugar plantation—his activities in this connection must have been very obvious and altogether of a character to put the officials of the Philippine Government upon their inquiry.

Mr. DOUGLAS. As to the Mindoro Development Co.?

Mr. MARTIN. Yes, sir.

Mr. RUCKER. I think you will find on page 59 of his report that Mr. Worcester admits that Mr. Poole told him that he was the agent of this company, and he proposed to sell to this company just sufficient land to do this building.

Mr. DOUGLAS. I saw that. Certainly, he did not expect him to sell this property to the Mindoro Development Co., because that is against the law of the Philippines.

The CHAIRMAN. Go ahead, Mr. Martin.

Mr. MARTIN. I would not like to put the officials in the attitude of conniving with the purchasers of this estate and the owners of this



company to evade the law, but the law certainly has been evaded. It would, at least, indicate a marked degree of official negligence.

The CHAIRMAN. That is a question for this committee to decide, whether the law has been evaded or not.

Mr. MARTIN. I do not think there can be any doubt left in the minds of the committee after they go into this matter that the Government officials over there knew, to all practical intents and purposes, that for every purpose except the mere purpose of holding the nominal title by an agent the corporation was getting this land and was going to operate it as a sugar estate.

I say, now, unqualifiedly and unhesitatingly, that the evidence in this case satisfies my mind, and I so state to this committee, that the holding of that nominal title by Mr. Poole was the merest subterfuge to effect an evasion of the law, and, as far as all the evidence goes to show, the corporation got the estate.

I have asked all these people to be brought before this committee who are connected with this company, for the purpose of finding out the facts. That is all I want to do. If I have any information in my power to help the committee ascertain the facts, I want to give it to them. I can not help recognizing the fact, if these witnesses are procured, they will all be hostile witnesses, but they are the only men I know of within whose actual knowledge the facts reside.

Right in this connection the evidence will show that there were three corporations organized under the laws of California, the names of which I have given the committee and which now appear in the record of these hearings, each of which companies has purchased almost the maximum allowed by law, so that the aggregate of their holdings is about 7,000 acres; that the holdings of these three California agricultural corporations are contiguous to each other and to the San Jose estate; and that Mr. E. L. Poole is also the manager of those three corporations as well as the manager of the San Jose estate. Between the four corporations, as the evidence will show, they have a body of about 62,000 or 63,000 acres of land. The names of the secretaries of those companies are in the record, and I have asked to have them subpoenaed with a view to showing what I believe to be the facts; that the same parties in interest own all three of these corporations, and that they are virtually one. In other words, they are paper corporations, organized for the purpose of evading the law and getting control of larger tracts of land for the same interests than the law permits, and I have asked to have all the names disclosed in connection with these corporations entered upon the subpoenas and the persons brought before this committee in order that it may ascertain the facts.

The Philippine government officials must have known, or at least they were put upon their inquiry, as to the interests behind these corporations, not only in view of the manner in which they acquired their lands contiguous to each other and to the San Jose estate, but the fact that all three of these corporations and the Mindoro Development Co. had the same manager.

I will pass on now to the Calamba estate.

Mr. DOUGLAS. You spoke of the charter of the Mindoro Development Co. as enabling it to do everything except to grant absolution. I wish sometime you would point out to the committee what part of

the charter, in your judgment, under any construction whatever, would authorize it to carry on the business of agriculture in the Philippine Islands.

Mr. MARTIN. It would not permit it to hold title to the lands.

Mr. DOUGLAS. Nor permit it to carry on the business of agriculture.

Mr. MARTIN. Outside of the nominal holding of the title—

Mr. DOUGLAS. It is permitted to hold title, but it is nowhere permitted to engage in the business of agriculture, in my judgment.

Mr. MARTIN. It can invest in, hold, subscribe for, buy, sell—

Mr. DOUGLAS. I hope you will not undertake to read the whole of that charter, but that you will take it at some other time in the future and point out what I inquired for.

The CHAIRMAN. We will have that charter in evidence.

#### CHARTER OF THE MINDORO DEVELOPMENT CO.

We, the undersigned, do hereby associate ourselves into a corporation under and by virtue of the provisions of an act of the Legislature of the State of New Jersey, entitled "An act concerning corporations (revision of 1896)," and the acts supplementary thereto and amendatory thereof, for the purposes hereinafter set forth, and do hereby certify as follows:

First. The name of the corporation is the Mindoro Development Co.

Second. The location of the principal office of the corporation in the State of New Jersey is No. 243 Washington Street, Jersey City, county of Hudson. The name of the agent therein and in charge thereof, upon whom process against the corporation may be served, is George S. Hobart.

Third. The objects for which the corporation is formed are:

To build, buy, own, hold, sell, lease, rent, equip, maintain, operate, and in any manner acquire, use, and dispose of factories, refineries, distilleries, mills, railroads, and tramroads, lines of steamships and sailing vessels, tugs, lighters, piers, docks, dry docks, wharves, warehouses, irrigating ditches and canals, electric and other plants (for lighting, heating, power, irrigating, refrigerating, and other purposes), hotels, lodging houses, boarding houses, stores, hospitals, schools, houses, tenements, barns, stables, and other buildings and structures of all kinds, parks and places of public amusement, entertainment, and instruction, and all materials, apparatus, tools, equipment, and appliances necessary, suitable, or convenient for the construction, equipment, maintenance, or other use thereof, and to own, hold, mortgage, and convey such real estate as may be reasonably necessary to enable it to carry out the purposes for which it is created.

To manufacture, refine, own, hold, buy, sell, import and export, deal in, and in any manner acquire and dispose of, sugar, sugar cane, molasses, coffee, tobacco, lumber, woods, and agricultural products of all kinds; to buy, own, hold, sell, lease, rent, deal in, acquire in any manner and dispose of machinery, implements, merchandise, commodities, and personal property of all kinds.

To apply for, obtain, register, purchase, lease, or otherwise acquire and to hold, use, own, operate, and introduce, and to sell, assign, or otherwise dispose of, any trade-marks, trade names, patents, inventions, improvements, and processes used in connection with or secured under letters patent of the United States or elsewhere or otherwise, and to use, exercise, develop, grant, license in respect of, or otherwise to turn to account any such trade-marks, patents, licenses, processes, and the like, or any such properties or rights.

To borrow and to lend money and to issue obligations for money borrowed, and to secure any of its obligations by mortgage or other lien on all or any of its properties, real or personal; to invest in, hold, subscribe for, buy, sell, and in any manner acquire and dispose of the stocks, bonds, and other obligations of other corporations, and while owner of any such stocks, bonds, or other obligations to exercise all the rights, powers, and privileges of ownership thereof, including the right to vote; to enter into and carry out contracts of all kinds pertaining to its business or to any of the purposes or powers aforesaid, and to conduct any business incidental to or connected with any of the purposes and powers aforesaid.

To conduct business and to exercise any or all of its corporate purposes and powers, have one or more offices, and hold, purchase, mortgage, and convey

real or personal property, either within or without the State of New Jersey, in any of the several States, Territories, possessions, and dependencies of the United States of America, the District of Columbia, and in foreign countries.

*Provided, however,* That nothing herein contained shall be construed to give power to transact within the State of New Jersey the business of a railroad company, a canal company, or other company which shall need to possess the right of taking and condemning lands in said State.

Fourth. The amount of the total authorized capital stock of the corporation is \$100,000, divided into 1,000 shares of the par value of \$100 each.

Fifth. The names and post-office addresses of the incorporators and the number of shares of capital stock subscribed for by each, the aggregate of such subscriptions being the amount of capital stock with which the corporation will commence business, are as follows:

Name.	Post-office address.	Number of shares.
Robert J. Bain.....	Jersey City, N. J.....	25
Samuel S. Moore.....	Elizabeth, N. J.....	25
Charles E. Scribner.....	Boonton, N. J.....	50

Sixth. The duration of the corporation shall be perpetual.

Seventh. The number of directors of the corporation shall be as fixed from time to time by the by-laws. The directors shall have power to make and alter by-laws, but any by-law made by the directors may be altered or repealed by the stockholders at any annual or special meeting. The directors shall have power from time to time to fix and determine and to vary the amount of working capital of the corporation, and to direct and determine the use and disposition of the working capital. The directors shall have power to hold their meetings, to have one or more offices, and to keep the books of the corporation, except the stock and transfer books, outside of the State of New Jersey, at such places as from time to time may be designated by the by-laws or by resolutions of the directors.

Eighth. Any action which shall at any time require the consent of the holders of two-thirds of the capital stock of the corporation at any meeting after notice to them given, or require their consent in writing to be filed, may be taken upon the consent of or the consent given and filed by the holders of two-thirds of the capital stock represented at such meeting in person or by proxy.

In witness whereof we have hereunto set our hands and seals this 7th day of December, 1909.

Signed and sealed in the presence of—

CHARLES B. HUGHES.

[SEAL.] ROBERT J. BAIN.  
[SEAL.] SAMUEL S. MOORE.  
[SEAL.] CHARLES E. SCRIBNER.

STATE OF NEW JERSEY,  
County of Hudson, ss:

Be it remembered that on this 7th day of December, 1909, before me, the subscriber, a master in chancery of New Jersey, duly authorized to act within the county and State aforesaid, personally appeared Robert J. Bain, Samuel S. Moore, and Charles E. Scribner, who I am satisfied are the persons named in and who executed the foregoing certificate of incorporation, and I having made known to them the contents thereof, they did each acknowledge that they signed, sealed, and delivered the same as their voluntary act and deed for the uses and purposes therein set forth.

CHARLES B. HUGHES,  
*Master in Chancery of New Jersey.*

Indorsed: Received in the Hudson County, N. J., clerk's office, 7th December, A. D. 1909, and recorded in Clerk Record No. —, on page —.

JOHN ROTHERHAM, *Clerk.*

Filed and recorded December 8, 1909.

S. D. DICKINSON,  
*Secretary of State.*

STATE OF NEW JERSEY,  
*Department of State.*

I, S. D. Dickinson, secretary of state of the State of New Jersey, do hereby certify that the foregoing is a true copy of the certificate of incorporation of the Mindoro Development Company, and the indorsements thereon, as the same is taken from and compared with the original filed in my office on the 8th day of December, A. D. 1909, and now remaining on file and of record therein.

In testimony whereof I have hereunto set my hand and affixed my official seal at Trenton this 12th day of May, A. D. 1910.

[SEAL.]

S. D. DICKINSON,  
*Secretary of State.*

Mr. MARTIN [reading]. "To invest in, hold, subscribe for, buy, sell, and in any manner acquire and dispose of the stocks, bonds, and other obligations of other corporations, and while owner of any such stocks, bonds, or other obligations to exercise all the rights, powers, and privileges of ownership thereof, including the right to vote."

There is not any room for a lawyer to question, I think, that that corporation can go there and supersede the Philippine Government in all but nominal effect.

Mr. DOUGLAS. That may illustrate your way of looking at it, rather than the actual facts.

The CHAIRMAN. Proceed, Mr. Martin.

Mr. MARTIN. As to the Calamba estate, the evidence will show that is one of the old estates in the Philippine Islands. It is about 30 miles from Manila. It is on a railroad. It is a rich estate and well located, watered, and so forth. It was the principal estate which caused the trouble between the religious orders and the tenants in the Philippines, and which had resulted in more or less trouble all along from 1870 to 1896, at which time there was a revolution or insurrection against the Spanish Government there, which was directly traceable to, so I am informed, and grew out of the difficulty between the tenants and the friars with reference to the Calamba estate.

Mr. FORNES. How many acres were there in that estate?

Mr. MARTIN. About 33,000.

In that insurrection, and as a result of it, Jose Rozelle, who was said to have been the leading citizen of the Philippine Islands and regarded by those people as sort of George Washington, was seized, court-martialed, and shot to death by the Spanish arms.

This estate was the crux of negotiations after the war between the United States and Spain, to take over these estates, from the religious orders, for the purpose of distributing them among the tenants.

This estate was first reported sold to a man named A. F. Thayer, and that matter is reported by the Secretary of War in one of the numerous written responses sent in to resolutions of inquiry passed by the House of Representatives, in which Mr. Thayer was referred to as agent of Dillingham, showing that he, like Poole, was merely an agent. The Dillinghams are the leading sugar people, I believe, in the Hawaiian Islands. They are located at Honolulu and are an annex of the Sugar Trust, or have been swallowed up by it in some way.

It will further appear from the record that he got a part of the Binan estate.

Mr. RUCKER. You know Mr. Thayer is an ex-Coloradan; you want to be kind of easy upon him. [Laughter.]

The CHAIRMAN. Do you claim that Mr. Thayer purchased or leased the entire Calamba estate?

Mr. MARTIN. No, sir.

The CHAIRMAN. How much do you claim that he leased?

Mr. MARTIN. It was only reported by Mr. Dickinson, Secretary of War, and this is one of the things I complained of all the time—the manner in which this information was furnished, the piecemeal and evasive and insufficient manner in which information was always furnished about these matters. It was reported by the Secretary of War, Mr. Dickinson, that there was simply an application filed by Dillingham for 1,200 hectares, which would be about 3,000 acres; but in this report of Mr. Worcester's—we can refer to the matter right now.

Mr. CRUMPACKER. It is on pages 75 and 76 of Worcester's report.

Mr. MARTIN. In this report of Mr. Worcester's, at page 73, it was given as follows:

Mr. A. F. Thayer has leased 9,750 acres on the Calamba and Binan estates, with the right to purchase. This land is in 138 parcels.

But it does not state there—

Mr. CRUMPACKER (interposing). On page 76 Mr. Worcester states that Mr. Thayer had only leased 8,218 acres of the Calamba estate, and that every tenant had leased with the right to buy his holdings; and these were unoccupied lands, leaving 18,000 acres yet in the Calamba estate unoccupied, unleased, and unsold.

Mr. MARTIN. What page is that on?

Mr. CRUMPACKER. Pages 75 and 76.

Mr. MARTIN. Very well. That shows that while the Secretary of War reported to Congress that there was one application pending for 3,000 acres of the Calamba estate, as a matter of fact they had leased to Mr. Thayer with the right to purchase—how many thousand acres?

Mr. CRUMPACKER. Eight thousand, two hundred and eighteen.

Mr. MARTIN. Right in that connection, I will call attention to what the showing is with reference to the Santa Rosa estate. This report of Mr. Worcester's, on page 72, shows that a part of the Santa Rosa estate was sold to one Harry Rosenberg for A. F. Thayer, who, in making the purchase of the Calamba estate, was a purchaser for somebody else.

Mr. DOUGLAS. What is the evidence that Mr. Thayer, in making his lease, leased for somebody else?

Mr. MARTIN. There is none in the lease.

Mr. DOUGLAS. It says he is an American citizen, doing business in lands.

Mr. MARTIN. The Dillinghams are not mentioned in the lease, but I will accept the Secretary of War's statement that the purchase was for the Dillinghams.

Mr. DOUGLAS. You think he makes that statement?

Mr. MARTIN. The Secretary of War says that Thayer, as agent for Dillingham, has filed an application to purchase 1,200 acres. The Manila newspapers, which are friendly to the administration, particularly the Times, published front-page articles about the purchase of this estate, referring to the real purchaser as Mr. Walter Dillingham, multimillionaire sugar producer of Honolulu, as representing the Dillingham interests, who were the real parties in interest in securing that estate.

So, as to that estate, the Philippine government was just as much put upon inquiry and in the possession of knowledge as with reference to this San Jose estate, to show that these men were mere agents for large foreign corporate interests.

The next is the Isabela estate. That contains about 50,000 acres.

The evidence in this case will show that Gen. Edwards, in his letter to Congress, dated April 11, which appeared in the Congressional Record of April 14, at page 4830, says that this estate had been leased to W. H. Lawrence.

Mr. RUCKER. How many acres was that?

Mr. MARTIN. About 50,000 acres.

In the letter of the Secretary of War to the House of Representatives, of date June 10, 1910, Senate Document 963, it was stated that the Isabela estate had been sold to E. B. Bruce for Olson, of the firm of W. E. Olson & Co.; Mr. Lowenstein, of the firm of Castle Brothers, Wolf & Sons, and one or two other Americans in Manila who are not named. We hope to find out the names of these gentlemen in the course of this investigation.

In Mr. Worcester's report to Gov. Forbes, at page 72, he states he is informed Mr. Bruce represents Mr. Lowenstein, Mr. W. H. Lawrence, and Mr. Walter E. Olsen, without mentioning any other Americans who may have been interested in this matter.

That transaction, it appears from the evidence, is on a par with the others in so far as regards the sales to an individual. It has the appearance more of being a sale to a combination of interests than a sale to an individual.

Mr. DOUGLAS. That is, you are referring to the lease when you speak of sale?

Mr. MARTIN. Yes, sir.

Mr. DOUGLAS. Exhibit F of this report?

Mr. MARTIN. Yes, sir.

Those leases are options to purchase. They are not mere naked leases.

Mr. DOUGLAS. They are leases with an option to purchase.

Mr. MARTIN. All those leases are sales at the option of the purchaser.

Mr. FURNES. Does that option always carry the price with it?

Mr. MARTIN. Yes, sir; the sale price is designated, but you will understand, as I said the other day, I am raising no question as to the price for which the estate is sold.

Mr. PARSONS. The price is fixed by law.

Mr. MARTIN. I am raising no question as to the price at which these estates are sold.

Mr. FURNES. Is that a minimum price or a maximum price?

Mr. MARTIN. That is a minimum price, I think, fixed by law.

The next estate is the Tala estate, which was leased with option to purchase to Mr. Carpenter. I do not know Mr. Carpenter's exact official title. He has been referred to as executive secretary of the Philippine Government. It appears that it is a matter of detail; I do not know just what his title is.

Mr. FURNES. Are not the initials given of this Mr. Carpenter?

Mr. MARTIN. Mr. Frank W. Carpenter.

The evidence will show that this lease was made to Mr. Carpenter on the 20th of April, 1908. Information about the sale of the lease

or disposition of these estates was first asked for in House resolution No. 755, introduced April 5, 1910, and answered April 11, 1910, appearing in the Congressional Record of April 14, 1910, at page 4834.

But this lease or sale to Mr. Carpenter was not mentioned, although it had then been made two years.

The evidence will show that all efforts to get this information failed until, in response to a resolution introduced by Mr. Slayden, of Texas, the director of public lands, Mr. Sleeper, transmitted to the Secretary of War and he to Congress the report with reference to the sales and leases of public and friar lands in the Philippine Islands, in which this conveyance to Mr. Carpenter appeared. That information came in the letter of the Secretary of War, dated June 10, 1910, House Document No. 963, at page 10.

I want to introduce in evidence and have this committee carefully consider the character of lease made by the proper officials of the Philippine Government to Mr. Carpenter. For this lease he was to get 300 hectares the first year, 900 hectares the second year, and 1,500 hectares the third year, or a total of 2,700 hectares, something over 5,000 acres, the sole ownership of which he should now possess if he carried out the terms of the agreement.

Mr. PARSONS. Do you claim there was any concealment about that matter in the Philippines?

Mr. MARTIN. No, sir; I do not. There does not appear to have been any concealment in the Philippines about this lease to Mr. Carpenter whatever. This lease will show that he was not only to buy all the unoccupied tracts of land, but all which might thereafter be vacated by the occupants. This lease will show that the Philippine Government agreed to reserve from lease or sale to any person or persons other than said Carpenter all of the unoccupied lands of this estate.

It will show discriminatory favors in the matter of rentals to Mr. Carpenter, whereby he was to pay only 6 cents an acre for this land as against 20 cents an acre charged to the native tenants.

Mr. PARSONS. Does it show that on its face, or where did you get that?

Mr. MARTIN. It shows that on its face, and it shows, furthermore, that he was only to pay 30 cents an acre upon cultivated lands in the event that he produced a profit which netted him \$4 an acre, without any method of determining that fact or who would determine what his profit was.

The CHAIRMAN. You have stated, I think, that the evidence will show that the rentals to Mr. Carpenter were 6 cents an acre as against 20 cents to the native tenants. Was it for the same identical piece of land?

Mr. MARTIN. It was for land in the Tala estate.

Mr. DOUGLAS. But part of his was unoccupied land, and the tenants secured cultivated land. Six cents an acre was for unoccupied land.

Mr. CRUMPACKER. He was required to cultivate so much a year, and after he cultivated it, to pay 20 cents an acre, and when he took vacant land he took it on absolutely the same terms as the tenants paid.

Mr. MARTIN. I will show also that the tenants took some unoccupied land of this estate, and they had the same trouble Mr. Carpenter would have to reduce their land to a state of fertility and productivity.

Mr. PARSONS. Did he ever reduce his land to a state of fertility?

Mr. MARTIN. He did, as I understand it. It is stated here on page 105 of Mr. Worcester's report as a justification for the admitted discrimination in favor of Mr. Carpenter—that is, the discrimination is not denied, but it is explained and justified by the statement that he is required by his contract to cultivate the land. But, as I say, and as I submit, these leases contain no provision of forfeiture, and this so-called requirement was absolutely nonenforceable. The requirement as to what Mr. Carpenter was to do with this land was not worth the paper it was written upon. What was uncultivated land, 10 or 12 acres, worth to a Filipino unless he reduced his land to a state of cultivation—

Mr. PARSONS (interposing). What did the law provide in regard to forfeiture?

Mr. MARTIN. I do not think that it had a requirement to cultivate. The lease had a requirement of cultivation. It provided also for the fact that grazing stock should be considered cultivation. It provided that "grazing shall be deemed cultivation."

Mr. PARSONS. What page is that?

Mr. RUCKER. Is that lease published?

Mr. MARTIN. Yes, sir; that lease is in there on page 102. It is provided in paragraph 4 of the lease, on page 103, that "The grazing of cattle shall be considered as cultivation." I say there is no provision of forfeiture in this lease, and any requirement on Mr. Carpenter to cultivate is nonenforceable; therefore he did get this land for 6 cents an acre, whereas the native tenants were required to pay 20 cents an acre.

Mr. PARSONS. I asked whether the lease showed on its face the native tenants were required to pay 20 cents.

Mr. MARTIN. It does not appear in this lease; no, sir. That appears elsewhere.

Mr. PARSONS. Does that appear in regard to this very same land?

Mr. MARTIN. It was the unoccupied land that either he, under his lease, or they would acquire. There are only 17,000 acres in this estate.

Proceeding, as to what this lease will show, the second paragraph of this lease contains the provision that if application should be made by other parties to acquire any of this land—that means Filipino tenants—the Government would notify Mr. Carpenter and give him the first right to come in and lease the tracts for which they applied.

Mr. DOUGLAS. Why do you say Filipino tenants? They by law are given the first right.

Mr. MARTIN. They are not given the first right by this lease.

Mr. DOUGLAS. This is only for unoccupied land.

Mr. MARTIN. This was to let Mr. Carpenter take it right from under them.

Mr. CRUMPACKER. This lease applies only to unoccupied lands.

Mr. MARTIN. And the lease provides that if application is made by other parties than said party of the second part (Mr. Carpenter), to lease or purchase any of said reserved lands of said estate, which he was not then actually holding in lease, it would be incumbent upon said party of the second part immediately to execute a lease or leases covering said lands at rates applicable to the other tracts for which



leases have been executed, and if he fails then, after being notified of these applications, to purchase by other parties, that he does not want them, then they may purchase.

Mr. CRUMPACKER. Sure.

Mr. MARTIN. That operated, I say, directly to prevent the acquisition of the lands on that estate by the Filipino tenant.

Mr. CRUMPACKER. There are no tenants on this land. This land is leased to Carpenter, and this gives him the right to lease any or all of the unoccupied land. He is to take so much of it a year until he gets it all. In the progressive course of this lease, if somebody else desires to lease land, then Mr. Carpenter must execute a lease for that land at once, under the terms of his contract, or it goes to somebody else. That contract covers the whole unoccupied estate.

Mr. MARTIN. Yes, sir; and he is given the option, when a Filipino goes and applies for a piece of that land, to execute a lease himself and take the land from the Government and shut the Filipino out.

Mr. CRUMPACKER. That is a part of the contract; that lease covers the whole of the unoccupied part of the estate.

Mr. MARTIN. And it is an unlawful part of this contract.

Mr. CRUMPACKER. That is another proposition.

Mr. PARSONS. If he should lease that additional land, then, under the terms of the lease, would he have to clear and cultivate that additional land?

Mr. MARTIN. The lease says he would be required to, but I have called the committee's attention to the fact there is no forfeiture in that lease and that that provision is absolutely nonenforceable.

Mr. DOUGLAS. It is enforceable if the man is responsible.

Mr. CRUMPACKER. It provides if it is not enforced, then the Government shall take the land and sell it to somebody else.

The CHAIRMAN. Do you know whether, as a matter of fact, he did cultivate the land or reduce it to cultivation?

Mr. MARTIN. That is something I do not know. But I will proceed now.

Paragraph 3 of the lease gave Mr. Carpenter the right to acquire any occupied or leased lands which might in the future be abandoned or vacated by the present occupants.

I want to call particular attention to section 5 of this lease, containing the further agreement that—

If the Legislature of the Philippine Islands shall amend the friar-lands act by making provisions for the sale of large tracts of the friar lands to persons not actual and bona fide occupants as defined therein, upon the same terms and conditions as those providing for the sale to actual and bona fide occupants, that said party of the second part will buy, and said party of the first part will sell, the lands covered by the terms of this agreement.

The evidence will show that within 60 days after the execution of this agreement, providing that if the Philippine Legislature amended the friar-lands act so as to permit nonresidents or nonoccupants to acquire these lands on the same terms and conditions as residents and occupants, the Philippine Legislature passed the first amendatory act, which is relied upon by the officials of the Philippine Government in justification of the sale of this land. They admit in these letters that at the time this lease was executed, on April 20, 1908, they had no authority to sell to Mr. Carpenter, but they put a provision in it that if the legislature authorized its sale, then they would

sell to him and he would buy, and then, on June 20, just 60 days afterwards, the alleged amendatory act became a law, whereby they claimed they had a right to make the sale to him.

Of course I take the position at all times in this investigation that the Philippine Legislature and Philippine Commission, and no other power on earth but Congress, could so modify the law.

Section 6 contains the provision that "the said party of the second part shall keep trespassers from occupying any portion of said lands." I would like to have it explained to this committee what constitutes trespassers; whether it was Filipinos trying to occupy and hold these lands against the wishes of the lessee. A most extraordinary provision, that he should agree to keep his interests free from trespassers. In this country that would be a matter between the owner of the land and the trespassers and not between the Government and the owner of the land.

Mr. CRUMPACKER. He is the lessee, you must bear in mind. The Government is still the owner under the lease. He must keep squatters off of it; from acquiring rights they had.

Mr. MARTIN. I am not ready to concede he should keep squatters off of it. I think the squatters are the class of trespassers intended by this provision in the lease, and my idea is we acquired those lands for squatters, so they might go on them and take them. Of course they were expected to pay for them, and these lands over there in the first instance were nearly all acquired by the squatter method.

I would not mention all this, but there are some extraordinary provisions I will mention.

The CHAIRMAN. We will have the whole lease in evidence.

Mr. MARTIN. It was agreed in this lease to endeavor to obtain for the Tala estate adequate police protection. It was agreed in this lease to secure all possible assistance from the Government for the construction of highways and bridges on and to the lands of said estate. In other words, the Philippine government in this lease agreed to build wagon roads and bridges to and upon the private land of Mr. Carpenter.

These are some of the things to which I have called your attention that appear on the face of this lease.

The evidence will show next and will show by the statement of Mr. Worcester at page 104 of this report that—

no sooner had Mr. Carpenter rented a part of the unoccupied lands of this estate than numerous Filipino would-be tenants of such land sprang up. Mr. Carpenter very kindly waived in their favor his right to rent all the unoccupied land, and every applicant was allowed to acquire such amount of it as he wished. In this way Mr. Carpenter gave up his right to rent 8,958 acres.

I wish right on that statement there to say there is presented to this committee the square issue whether this estate was purchased to be sold to an official of the Philippine government or to the Filipino people to make homes upon. So far as I am concerned, I would be willing to rest my case against the disposition of the Tala estate upon that single admission made by the Philippine secretary of the interior. I say in the face of this admission that sale was absolutely unnecessary and indefensible.

Mr. FORNES. Let me ask there, in leasing or selling a portion of his rights, did he sell them or lease them at the same figures he was paying?

Mr. MARTIN. If he were to sublease or sell?

Mr. FORNES. Yes.

Mr. RUCKER. The report shows he was to sell at the same rate he paid.

Mr. MARTIN. Not at the same rate he paid, but at the rate prevailing on the estate—not necessarily the rate to him, but the rate prevailing on the estate.

Mr. CRUMPACKER. In relation to his waiving his right under his lease to a certain 8,000 acres of land in favor of the Filipinos, he waived his right under the lease, and the Filipinos made leases and took possession of and occupied the 8,000 acres on the same terms that Mr. Carpenter got his land. They were simply turned over to them, and he made no profit on them. There was no margin or bonus to him.

Mr. RUCKER. That is what I understand.

Mr. CRUMPACKER. He made nothing, but simply turned them over. When they wanted a piece of land he waived his right and they took it.

Mr. MARTIN. At the rate applicable to other tracts, for which leases have been executed, as provided in the first clause of this agreement.

Mr. FORNES. What page is that on?

Mr. MARTIN. That is the provision that Mr. Carpenter would be required, upon notice that there were intended lessors or purchasers, to himself purchase at the rate applicable to other tracts for which leases have been executed. That is in the second paragraph of the agreement on page 102. I do not have in mind what the provision is.

Mr. GRAHAM. If you will turn to page 105, you will see the statement there that the Filipino lessees refused to accept the conditions as to rental imposed on Mr. Carpenter, rightly believing that the rate of 20 cents gold, per acre, without any obligation to cultivate, was much more favorable than the rate given Mr. Carpenter.

Mr. MARTIN. Maybe the Filipinos did not know Mr. Carpenter did not have to cultivate under his lease. They may be under the mistaken impression there were obligations of this character imposed upon Mr. Carpenter by his lease.

Mr. MADISON. Do you take the position, as a legal proposition, if there is no provision for forfeiture in the lease, that then the person can with impunity violate the terms of the lease and there is no remedy?

Mr. MARTIN. No, I would not take that position, but I should think a lease of this character, executed by one official of the Government to another, ought to have had clearly defined forfeitures in it, not only with reference to the matters expressed in here, but rental and every other matter concerning which it was desired to make this contract revocable by the act of the lessor. They might have gone into court and enforced a forfeiture of this lease.

Mr. MADISON. You have only 15 minutes more. I suggest none of us, Mr. Chairman, interrupt Mr. Martin, and that he be given an opportunity to go ahead.

The CHAIRMAN. The committee, I think, had better sit right on.

Mr. MADISON. I suggest that none of us interrupt him.

The CHAIRMAN. I believe we had better sit beyond 12 o'clock, gentlemen.

Mr. MARTIN. I notice they use the language here—and I will call the committee's attention to that while it is in my mind. They use the language in this explanation on page 104 of Worcester's report: "Numerous Filipino would-be tenants of such lands."

That expression is used elsewhere with reference to that. My understanding of a "would-be tenant" is a man who pretends he wants something that he does not want. I believe that is the usual and common acceptance of that term.

The CHAIRMAN. A "would-be tenant" would signify a tenant who wanted to be a tenant if he could.

Mr. MARTIN. There have been various reports about what the Tala estate contains. It is given in this report in one place as containing 17,480 acres. Mr. Carpenter got 5,000 acres of it. It is then admitted that he relinquished his so-called rights to 8,958 acres more.

Mr. Worcester's report, at page 97, makes the statement that sales began on this estate June 21, 1910. The first sale of a tract of land, I take it from that showing, was made June 21, 1910, and it is shown on page 94 of this report that from that day, June 21, 1910, until July 1, 1910, a period of only 10 days, they sold 11,974.38 acres of land of that estate. That is to say, after that estate had lain there without a single sale for  $5\frac{1}{2}$  years, within 10 days after June 21, 1910, they sold 11,954 acres, or approximately two-thirds of the entire estate, suggesting the idea that if Mr. Carpenter would relinquish his 5,000 acres they might have gotten rid of that by this time, and I think they would have done so. They were evidently doing a sale business there. There were about 800 transactions involved, I believe, in the sale of this 12,000 acres, in round numbers, of land. I believe there were something like 800 conveyances involved in that sale, so that the Land Bureau of the Interior Department over there must have been pretty busy in those 10 days to set out the vast number of conveyances involved in the sale of so much land to so many purchasers.

I believe that is the end of my reference to that estate at this time, except to say that while it is made to appear in Mr. Worcester's report that this estate was a very poor proposition, very poor land, yet the fact remains that this estate is now completely tenanted by owners under the law, practically every acre of it. Twelve thousand acres were sold in those 10 days, and Mr. Carpenter had 5,000, which would make 17,000; but, be the actual figures as they may, the report shows that this estate has been disposed of to purchasers, to Filipino tenants, with the exception of that part of it which has gone to Mr. Carpenter.

The next thing to which I shall refer is the matter of agencies in the negotiations involved in this matter, and I shall confine that to the San Jose estate practically.

I have referred to some of the other agencies there, the men who acted as agents for different purchasers and interests which were getting hold of these estates.

I consider the question of agency of negotiation with reference to the San Jose estate as a matter of some significance and importance in this investigation.

It will be shown by the evidence that the statements emanating from the Bureau of Insular Affairs about this matter, which were in the possession of the gentleman from Pennsylvania, Mr. Olmsted, dated January 28 and March 24, show the persons by whom these

negotiations were carried on, the attorneys for the parties, and so forth, not to have been mentioned, any more than the purchasers were mentioned, except that there was a reference in these letters to the attorney in one of them, the attorney for the proposed purchaser. That was the letter of January 28. There was then a reference to "the very able attorney of the investor," which appeared in the letter of March 24, and upon whose opinion partially the validity of this sale is based by the Bureau of Insular Affairs. I wish to say in this connection that the "very able opinion of the attorney for the investors" has never been produced, although called for specifically. It has never been produced by the Bureau of Insular Affairs, and they did not seem to be able to say whether it was an oral or a written opinion.

I think this committee ought to have "the very able opinion of the attorney for the investor" for these purchasers to the effect that it was a valid transaction.

However, the evidence will show that Gen. Edwards's letter of April 11, 1910, which is the third letter in explanation of this sale, and as the same appears in the Congressional Record of April 14, page 4835, has a footnote in which mention is made of Mr. Hammond as having appeared at the Bureau of Insular Affairs on September 3, and further mention is made of the fact that Mr. Hammond's clients were referred to him by a Mr. Johnson, of Pittsburg or Philadelphia.

The evidence will show that Mr. Hammond is a member of the firm of Strong & Cadwallader, of New York City, of which firm Henry W. Taft is now the principal member and of which firm Attorney General Wickersham was a member at the time of his elevation to the Cabinet; while Mr. Johnson is attorney of record for the Standard Oil Company in the dissolution suit now pending in the Supreme Court of the United States, and was also attorney in certain litigation to which I shall shortly refer.

Mr. GRAHAM. He is from Philadelphia.

Mr. MARTIN. I meant that he was reported as from one of those two places; but, as I understand, he is from Philadelphia.

The CHAIRMAN. Does the fact that a lawyer who may have appeared here, tried this or that lawsuit, or is connected with this or that law firm affect the law or the committee as it feels called upon to construe the law?

Mr. MARTIN. I think that it is necessary to a full appreciation of the situation that this committee have these facts. Of course, what the committee may see fit to do with them I can not determine, but I think they ought to have them.

Finally, the name of Mr. De Gersdorff, of the law firm of Cravath, Henderson & De Gersdorff, of New York City, appeared at the final consummation of the sale of the San Jose estate.

The evidence will show—and by evidence I mean the record which they have made in this case, and I have attached the matter to which I refer and will offer it when the committee wishes to hear from me—that Mr. De Gersdorff never rendered any service.

Mr. De Gersdorff never rendered any service in these negotiations, except that he brought to the Interior Department, on November 23, 1909, certain data or memoranda which had been secured by Mr. Hammond's firm from the Bureau of Insular Affairs, and between whom and the bureau a number of letters were exchanged with refer-

ence to this matter, and that the bringing of this memoranda to the Interior Department on November 23 was all the service that he rendered in the sale of the San Jose estates.

I shall undertake to show, in the concluding portion of my presentation, in dealing with the character of record which has been made by the Bureau of Insular Affairs and its various explanations of this matter, that at that time the transaction was consummated; so my contention shall be that Mr. De Gersdorff, on the face of the record, rendered no service and had nothing to do practically with this transaction, but that negotiations were begun and substantially carried on by the firm in which they originated, which was the firm of Strong & Cadwallader.

Mr. PARSONS. The testimony of those two gentlemen, Mr. De Gersdorff and Mr. Hammond, will show the facts, will it not?

Mr. MARTIN. I can only answer the gentleman by saying I will have to depend on the showing of the facts which they see fit to make. All the witnesses I have subpoenaed are hostile witnesses.

Mr. DOUGLAS. If their testimony disagrees with your theory, they probably will not show the facts.

Mr. MARTIN. I will show the facts as the record has been made, and that is as far as I am able to go under the circumstances.

Mr. PARSONS. Do you intend to say now that reputable members of the New York bar will not testify truly when they come before this committee?

Mr. MARTIN. No; I will not say that. I can, however, direct the gentleman's attention to a recent investigation here in Washington and the difficulties had in eliciting information from very reputable gentlemen, just as reputable as any of the members of the New York bar. I think every member of this committee is conversant, more or less, with the matters to which I refer. I want the gentleman to appreciate that, notwithstanding the tremendous influences and powers behind that investigation, the difficulties they had in securing the facts ought to suggest to him the decided disadvantages under which I am laboring in this direction.

Mr. PARSONS. I have known Mr. De Gersdorff and Mr. Hammond for 25 years, and I say they will testify truly before this committee.

Mr. MARTIN. With reference to the agencies by which this transaction was carried on, I have already mentioned the law firm.

The evidence will show that at the time Mr. Wickersham was a member of this law firm it was of counsel for the American Sugar Refining Company in the two largest pieces of litigation in which it was ever engaged, to wit, suits aggregating damages in the sum of \$30,000,000 for the alleged wrecking of the Pennsylvania Sugar Refining Company.

The evidence will also show that when this suggestion was first thrown out against Mr. Wickersham, he sent a letter to Congress, addressed to the Hon. William S. Bennet, of New York, which appears in the Congressional Record, in which he stated he had never been attorney for the Sugar Trust, but that his partner had been in one case some three years ago, not naming his partner, which, as I will show, it developed was Mr. Henry W. Taft, and a further development that it was not three years ago, but that that litigation was pending and unfinished at the time Mr. Wickersham went into the President's Cabinet; that up to that time the American Sugar Re-

fining Company of the Sugar Trust had paid into that law firm the sum of \$27,000 in fees, of which Mr. Wickersham received his share in the division of the firm fees at the time he went out of the office and into the Cabinet of the President as Attorney General.

Among the defendants in that litigation, the evidence will show, which Mr. Wickersham's firm represented, Horace Havemeyer was a personal defendant. It was not only against the Sugar Trust, but against directors, and Horace Havemeyer was named personally as a defendant in these suits. This law firm was not only the attorney for the company, but the attorney for the individual directors. Of course they were all joined. This law firm and Mr. Johnson, of Philadelphia, were associated together in the defense of those cases, and yet in the face of that fact the Bureau of Insular Affairs makes a representation to Congress that the law firm of Mr. Taft and Mr. Wickersham required a recommendation or an introduction from Mr. Johnson to Horace Havemeyer, who was presumably somewhat known to his own attorneys.

It was further stated in this letter of Gen. Edwards, dated April 11, appearing in the Congressional Record of April 14, and in a letter from Mr. Hammond to the Bureau of Insular Affairs, that this firm considered that discretionary action was involved in this matter, which discretionary action raised the doubt in their minds as to the propriety of that firm remaining in this transaction.

But in addition to those matters the evidence will show that on June 27 there was printed in the Congressional Record, two days after Congress adjourned, so this is posthumous record, a letter from Mr. Henry W. Taft to William S. Bennet about this transaction and the charges involving his firm, in which reference was made to the fact that Mr. Hammond had asked him if there was any objection to his appearing as attorney before the Government to purchase these lands, and Mr. Taft replied that he saw no harm in it if it did not involve securing from the Government any action resting in discretion. The letter then goes on to say that some five letters were written to the department by Mr. Hammond, in addition to his personal visit, the securing of a large number of documents, which included the laws bearing on the friar lands, and so forth, and then Mr. Taft goes on to say: "That the time arrived when Mr. Hammond thought we ought to retire from the matter, lest our connection with it would be misconstrued."

In other words, that is evidence going to show, in the minds of this very able firm, a conviction, which resulted from a long, exhaustive, and thorough examination of the law and consultations with the Insular Bureau, that discretion was involved in the sale of this estate, wherefore they ostensibly withdrew from the negotiations.

I still maintain, in the face of the record, they did not withdraw; that they simply brought in Mr. De Gersdorff as an agent in the matter, gave him all the information which they possessed, and he came over here and delivered that memoranda at a time when the transaction was consummated.

I say, when the committee calls for me to present these letters and other matters of record going to show that, so far as the face of the record is concerned—and I only have to work upon records furnished me from time to time—that the facts are as I have stated them. In other words, the evidence will show that these negotia-

tions were begun and carried on by the law firm of which Mr. Wickersham was a member until he went into the Cabinet and of which his brother is now the leading member, and were carried on with the Bureau of Insular Affairs, with which branch of the Government they were very well acquainted and had had former dealings, and were carried on for, among others, a director of the Sugar Trust, against whom the Department of Justice, of which Mr. Wickersham is the head, and which was to render the final word as to the law in this case, was then seeking to return criminal indictments.

I have referred to the character of the record made in this case. By the way, if the committee will pardon me—I am not very well supplied with secretaries and assistants, and I might overlook a matter once in a while—I have now overlooked the matter of the lease to Mr. Worcester.

Mr. PARSONS. What Mr. Worcester?

Mr. MARTIN. Just a moment. I believe it is E. L. Worcester. He is a nephew of the Philippine secretary of the interior, Mr. Dean C. Worcester.

This was a lease of public lands. There seems to have been some impression in the minds of some of the gentlemen that I made a statement in one place which could be construed as meaning that he had gotten friar lands. I am not just able to say how such an impression could have been conveyed. It was not intended, as I understood at all times and do now, that it was public lands.

This tract of land, as the record shows, the lease of which had to be approved by the Secretary, was leased for the maximum period allowed under the law, which is 25 years, for the minimum rental allowed under the law, which, I believe, is 20 cents an acre. If that is not correct, I will correct it. It is 20 cents per acre, but I do not know whether that is 20 cents in Philippine currency or American.

It is not denied that this land was leased to Mr. Worcester, any more than a sale to Mr. Carpenter of the Tala estate is denied. The mere fact of the disposition of the land in either case is not in issue. I should like to see exhibited before this committee the lease to Mr. Worcester. I should like to see it exhibited in comparison with other leases of public lands in the Philippine Islands, so that the committee may determine whether that lease contains such discriminations in favor of the lessee as the Carpenter instrument. It is not in the report here, but those gentlemen probably have copies of all documents and instruments with them and can furnish it to the committee.

It is stated in their report, as I notice, that this was very poor land, sterile and unproductive, wild and uncultivated, and all that sort of thing—practically the same statements as were made with reference to the Tala estate—putting this gentleman in the light of having picked out as a public philanthropist very poor land upon which to spend time and money.

I am informed—in fact, I get my information from the Philippine Gazeteer, compiled by the Bureau of Insular Affairs—that this land is located in a very fertile valley, close to a large river, a highway and a telegraph line, running streams; that it is land good for the production of sugar and a number of other crops, and with reference to that feature I could hardly impeach Mr. Worcester's business ability



and good judgment by charging that he would go away off down in the country somewhere and pick out 2,500 acres of very poor land to put in the next 25 years improving.

Mr. PARSONS. What page of the Philippine Gazeteer does that appear on?

Mr. MARTIN. That will be found in a description of the Province of Nuava Ecija, page 703, Pronouncing Gazeteer of the Philippine Islands, published by the Bureau of Insular Affairs in 1902.

I do not see how it can be contended that such a lease as that can be construed as conserving the best interests of the lands in the Philippine Islands. It was plainly taking advantage of the extreme letter of the law to give the best possible terms to a lessee who was in very close relation to the official whose assent was necessary to the execution of the lease.

Mr. DOUGLAS. Is it not due to him to say he was very careful with reference to the matter, and referred it to the Governor General himself, and it was made upon the recommendation of the Inspector of Lands, Mr. Clute, which is found upon page 110 of their report, and that the whole thing was done with exceeding care and regard for the proprieties?

Mr. MARTIN. The matter was referred, as well as the matter of the Tala estate, and if you are going upon the theory that what one of these gentlemen, who is at the head of the Philippine Government, was permitted to do by the three or four others who were in the same position, justifies it and makes it lawful—

Mr. DOUGLAS (interposing). I am not going on any theory except this, that the fact that E. L. Worcester was a nephew of Dean C. Worcester should not exclude him from making a public, open, carefully considered lease of land in the country where he chooses to reside. That is all.

Mr. MARTIN. If Mr. E. L. Worcester had been at the head of the Department of the Interior of the United States he would not have done that. That is all I have to say.

Mr. PARSONS. How could he have avoided doing it? Would not his nephew have a right under the public laws to lease this land?

Mr. MARTIN. It does not appear, so far as I can find, that they have ever leased over 8,000 acres of this public land. That is all the report shows that they have ever leased, about 8,000 acres. And yet 2,500 acres of that went to this person, and went under the conditions that I have named, and I consider that transaction as at least not in harmony with sound official ethics, as we understand them nowadays—certainly a practice that would be frowned upon in this country. I was afraid even to buy 20 acres of land under the proposed Grand Valley high line ditch in the State of Colorado, because it was suggested to me that, as a Member of Congress, I would have to vote to buy an irrigating system at the expense of the Government on that land, and would therefore be a beneficiary of my own action.

Mr. DOUGLAS. Would you have considered it improper if your nephew had done that?

Mr. MARTIN. If I was at the head of the Department of the Interior he would not lease it.

Mr. DOUGLAS. How could you prevent it, if he complied with the law?

Mr. MARTIN. He would have to go into court to get an order of court for me to enter into any agreement like that entered into in this case.

Mr. DOUGLAS. What could prevent Mr. Worcester's nephew, under the law, from leasing this land?

Mr. MARTIN. There does not appear to have been anything to prevent it in the Philippines, or anything else, in the way of disposing of lands there that they see fit to take.

As I say, in connection with that transaction we can determine somewhat further about it after we see the character of lease which was made in that case and which is now not in evidence.

Does the committee wish to continue? It is after 12 o'clock.

Mr. DOUGLAS. About how long will it take you to finish?

Mr. MARTIN. I think I could finish in an hour, but I think I ought to have an hour to finish in.

The CHAIRMAN. You have already consumed some four and one-half hours. You were interrupted by members of the committee, of course. We would like to get to the examination of witnesses.

Mr. MARTIN. There has not been actually consumed in hearing, including conversation of the members, over three hours of time.

Mr. DOUGLAS. I move that Mr. Martin be given one hour, and that his statement close at the end of an hour.

Mr. GARRETT. That should depend upon how much he is interrupted. I am in favor of letting him make a complete statement.

Mr. MADISON. Let us concede the hour and not interrupt him. He has fixed his own limitation.

The CHAIRMAN. Very well.

Mr. MARTIN. I am not indulging in this as a pleasure, gentlemen, not by any means. This is a case of necessity.

The last section of the presentation deals somewhat with the character of record made by officials of the Bureau of Insular Affairs, and others, which will enable the committee to see the development of this matter just as I have developed it.

I have heretofore characterized and now characterize this record as replete with admissions and with material contradictions and misstatements. There have been three explanations of this matter put into the Congressional Record, in addition to a vast number of reports, and so forth—three letters of explanation by Gen. Edwards, the dates of which have been given as January 28, March 24, and April 11. The one of April 11 is an answer to a general resolution of inquiry for all the information in the possession of the War Department with reference to the friar lands and the sale, leasing, or other disposition of them, besides some other information.

In his letter of January 28, Gen. Edwards made the statement that the first information he or his bureau had of this sale was through the public press dispatches. The first of those dispatches that came to my attention appeared in the Chicago Tribune on December 7, 1909, dated Manila, December 6. I will introduce these dispatches in evidence, if they are called for by the committee, or I shall request permission to introduce them myself at the proper time.

This cablegram stated that E. L. Powell, of Habana, Cuba, had closed a deal with the Philippine Government for the purchase of the San Jose estate, and so forth.

Mr. PARSONS. When you said that the first of these dispatches came "to my attention," were you quoting from Gen. Edwards's letter?

Mr. MARTIN. No; my own attention was called to it then.

I believe he refers to another dispatch appearing in the Washington Star on the evening of November 22, 1909, which contained the flat statement that the Sugar Trust had bought the San Jose estate. That dispatch was called to Mr. De Gersdorff's attention when he called the next day at the Bureau of Insular Affairs, November 23, with the memorandum and other information furnished him by Mr. Hammond, and Gen. Edwards attributes to him the remark that he supposed that was his client—and it was his client who had bought this estate.

To refute the statement that this was the first information the Bureau of Insular Affairs had about this sale, I will show by the records the call of Mr. Hammond at the Bureau of Insular Affairs on the 3d of September preceding, to begin negotiations for the purchase of this identical estate. I shall show a reference to it in Maj. McIntyre's letter to Mr. Hammond of September 4, 1909. I shall show it by a letter from Gen. Edwards to Gov. Forbes on September 27, 1910.

In connection with that letter of Gen. Edwards of September 27, 1909, I shall show that in his letter of April 11, 1910, he makes the statement that the question of the friar lands, or the purchase of any estate, was not discussed when Mr. Hammond called on September 3. Yet a subsequent resolution of inquiry brought out the fact that on September 27 preceding he had written to Gov. Forbes at Manila that a representative of one of the best law firms of New York City had called at the Bureau of Insular Affairs for the purpose of purchasing the San Jose estate in Mindoro.

In addition to that the record contains a cable from Gov. Forbes, on October 22, 1910, to the Secretary of War, stating that Prentiss and Poole had called there for the purpose of purchasing this San Jose estate, and stating that they had been informed in the Bureau of Insular Affairs that the estates were not for sale.

I shall also introduce Gen. Edwards's reply to that cablegram, stating that it was thoroughly understood here that unoccupied friar lands might be sold to individuals without limitation as to area.

In this connection I will call your attention to the fact that in the hearings we have had I set out in the record a number of documents going to show that the contention did exist in the Bureau of Insular Affairs that the limitations applied to the lands, and the lands could not be sold. So I introduce this cablegram now, among these other documents to which I am referring, for the purpose of showing knowledge on the part of the Bureau of Insular Affairs that this transaction was in progress.

Mr. GARRETT. What is the date of that?

Mr. MARTIN. October 22. Both of these last-mentioned cablegrams are on page 4835 of the Congressional Record of April 14.

I understand the War Department has daily cables from Manila. It has jurisdiction of that government and its affairs; all officials must report to the War Department, which is within the specific jurisdiction of the Bureau of Insular Affairs, and there is an abundance of evidence in the record to show that Gen. Edwards had knowl-

edge of this transaction prior to the time any publication appeared in the newspapers. Indeed, I may say that it would be a reflection upon the War Department and its method of doing business to say that it was at all dependent upon newspaper reports for information as to what was going on within its jurisdiction. I have here the various documents referred to as going to show this knowledge on the part of the Bureau of Insular Affairs. I have already called your attention to the manner in which—to express it mildly—the Bureau of Insular Affairs failed to give out information about who the purchasers were, after the representations that it had been sold to an individual, which was carried on also to a certain extent with reference to the Mindoro Development Co.

The evidence will show that the fact about that company was brought out by a member of this committee, Mr. Garrett, who asked officials of the Bureau of Insular Affairs about this company at a committee hearing on April 11 last. The evidence will show they replied they never heard of the Mindoro Development Co. until they read my speech, whereupon they had cabled to Manila.

Mr. RUCKER. You say “they”; to whom do you refer?

Mr. MARTIN. Whereupon Gen. Edwards cabled to Manila to ascertain whether such a company had been organized and chartered to do business in the Philippine Islands. The reply of the bureau officials was that they had received an answer to their cablegram indicating that the company had been organized and probably would be authorized to do business in the Philippine Islands, whereupon, by a specific resolution, I called for these cablegrams, which I shall offer in evidence when called upon, showing that at the time they made this statement indicating that this company had been organized, and probably would be authorized to do business in the Philippine Islands, they had a cablegram showing it had been actually organized and authorized to do business in the Philippine Islands and had had that cablegram for four days at the time this statement was made to the committee.

Mr. RUCKER. Who was it made that statement?

Mr. MARTIN. Col. McIntyre made the statement, after another reply from Gen. Edwards, in Gen. Edwards’s presence.

Mr. GARRETT. When did you say that was, April 11?

Mr. RUCKER. The 11th.

Mr. MARTIN. April 11. The proceedings were published on April 12, 1910; the admission as to who were the real purchasers, in the language of Col. McIntyre, who put up the money, is to be found on page 33 of the printed report of the Committee on Insular Affairs, dated Tuesday, April 12, 1910, and the statement about the Mindoro Development Co. appears on page 34 of the same printed hearing.

The next thing I wish to show is the anticipation of the opinion in this case, which may also go partially as to what Mr. De Gersdorff did or did not do in bringing about the sale. The record shows that Gen. Edwards cabled to Gov. Forbes on November 23, 1909, stating that he had notified the Secretary of War and the Attorney General, who were to pass upon the question as to whether or not the sale could be made. That cablegram appears in the Congressional Record of April 14, at page 4835. That was the day after Mr. De Gersdorff called on November 22 with his memorandum.

On November 29 Gov. Forbes cabled that the sale had been made, and I shall offer the instrument itself, the certificate of sale of the San Jose estate, which appears in the report to the Secretary of War. I misplace these a little once in a while, but I have it here somewhere. I will just say at this time, as appears in the report to the Secretary of War, and which I shall offer in evidence, that the sale certificate was executed on the 23d of November.

The CHAIRMAN. 1909?

Mr. MARTIN. 1909. It does not appear in the cablegram from Gov. Forbes of November 29 what day prior to that the sale had been made. It simply appears that it had been made. It is on page 45 of this report, entitled "Sales certificate No. 1," showing in the body of it that it was executed by the director of public lands on that day.

Mr. JONES. What day is that?

Mr. MARTIN. November 23; that was the day after Mr. De Gersdorff first appeared on the scene and over two and a half months after Mr. Hammond first called at the Bureau of Insular Affairs and began these negotiations.

It appears on page 45 of this report that the secretary of the interior of the Philippines withheld his signature on account of the cablegram of November 23, which was the cablegram of Gen. Edwards that this question had been passed up both to the Secretary of War and the Attorney General, and on that account Mr. Worcester withheld his signature, the signature of Mr. Sleeper, of course, presumably having been made on the date of the instrument, November 23. But there is no date given as to when Mr. Worcester did affix his signature of approval, and I call the committee's attention to the fact that on November 26, 1909, only three days after he got that cablegram from Gen. Edwards, the director of public lands caused the bandillos or notices of sale to be published on the San Jose de Mindoro estates, in accordance with the provisions of act No. 1933, so that at any rate they did not wait until they got a cablegram on December 4 stating that the Secretary of War approved the sale. I say it does not appear when Mr. Worcester affixed his signature, but it does appear that they proceeded to advertise this estate for sale without waiting to hear from Washington.

Mr. Worcester also states, as the evidence will show on page 44 of this report, that this cable of November 23 was his first intimation that the United States was interested in the sale of this estate or of the friar lands, and in connection with that statement I will recall the committee's attention to the fact that on September 27, just four days short of two months before that time, Gen. Edwards wrote him a lengthy letter, which I shall incorporate in these proceedings, asking him for full information about all of the friar estates that were to be sold over there.

I can not take the time of the committee now to go into all the contents of that letter. Not only that letter, which must have been then in Mr. Worcester's possession for two or three weeks, but others of these documents and the cablegrams that I have introduced, show beyond any question he knew the United States was interested in the sale of these estates and of the San Jose estate.

The evidence, as I stated, shows the sale was consummated on November 23, 1909. The opinion of the Attorney General of the

United States was not even asked for until December 4, 1909, although these officials had been advised that it had been asked for, and it was a mooted question, and it was not rendered until December 18, 1909, and it was not cabled to Manila until December 22, 1909.

There is a statement that the sale was to be conditioned upon these things: There is a statement that the attorneys for the purchasers were to be satisfied by the legal department of the Government of the United States as to their title, and that its final consummation was made contingent therefore upon the favorable opinion of the Attorney General of the United States.

But there is nothing in this sales certificate executed on November 23, with reference to any such condition. If there is any condition at all it was merely implied. It was not a condition nominated in the bond, because the sales certificate was absolutely unconditional. But in that connection about the anticipation of the opinion, there is also the fact of the organization of the Mindoro Development Co. to operate this estate, which was organized under the laws of New Jersey on December 8, 1909, which was 10 days before Mr. Wickersham rendered his opinion, and 14 days before it was cabled to Manila.

It has appeared from the sales certificate and otherwise that the first payment under the contract was to be made on January 4, 1910. I have mentioned heretofore, and shall rest the statement now upon the source of information that I had available then, because it is a source of information which is very friendly to the Government side of this case, and very unfriendly to me and my side, that at that time, at the time the first payment was made, on January 4, 1910, a railroad survey of 14 miles in length, from the coast to the estate, was in progress; that soundings had already been made for a dock on the coast; materials had been purchased and sent out to the estate to build labor quarters; and that seed cane and guinea grass—the latter to afford forage for the animals on the plantation—had already been planted. Therefore a vast amount of work had been done, going to indicate that the opinion of the Attorney General of the United States, which is now primarily relied upon for the validity of this transaction, did not delay progress in the work of establishing a sugar plantation there, and providing all the accessories, even down to a New Jersey corporation, with which to carry on the work.

MR. RUCKER. What have you to say, Mr. Martin, in this connection, about the opinion of the attorney general over there, delivered on the 18th of October, 1909?

MR. MARTIN. The attorney general over there delivered an opinion that these are amendatory acts; that Nos 1847 and 1933, passed by the Philippine Assembly, voided or repealed the limitations. With reference to that matter I have simply two things to say: First, that the Philippine Assembly could not repeal the limitations, and, second, that the Attorney General of the United States, in his opinion, dealt only with and construed the organic law of the Philippine Islands and never even referred to those amendatory acts of the Philippine Government, although one of them had been in existence for eight months or ten months and the other for over a year and a half. But he confined himself wholly to the organic law of the United States.

MR. RUCKER. But what I had reference to was, inasmuch as they were going on with this sale, contemplating the cultivation of the

ground, the planting of cane, and so forth, were they not doing that on account of the opinion that they had, in October before, from the attorney general over there?

Mr. MARTIN. I will say in answer to the gentleman I do not see how they could have, in view of the fact that Mr. Poole, who was the agent of the purchasers and the manager of the corporation, informed the officials of the Philippine Government in Manila that he himself had been informed by the Bureau of Insular Affairs in Washington that these estates could not be bought. I do not think that a prudent business man, with such information as that from the department of the Government having jurisdiction, would go over there and begin establishing a great sugar plantation in the wilds of Mindoro, organize a big corporation, and do the multiplicity of things requiring weeks of preparation that must have been involved in such an enterprise with that inhibition staring him in the face, unless he had some assurance that it would be all right, such as was given Mr. Hammond in the letter of September 4 last from the Bureau of Insular Affairs, referring to the limitations which would prevent the sale of these lands in large quantities; but his attention was called to the fact that similar limitations in Porto Rico had proven ineffectual and were no bar to the development of the sugar industry. Of course the development of the sugar industry in Porto Rico means its absolute monopolization. It was simply saying in effect to Mr. Hammond, "I do not see why you need to worry about the letter of the law. You know what kind of laws we have in Porto Rico, and you know how they have operated. If you want to go out there in the Philippine Islands and establish big sugar plantations, just keep in mind what has happened in Porto Rico."

That is what the letter says, and it says so in so many words. I have already offered to insert it in the record.

Mr. PARSONS. Are you not incorrect in saying the opinion of the attorney general of the Philippines did not discuss the provisions of the fundamental act?

Mr. MARTIN. I did not say that. I say that the opinion of Attorney General Wickersham makes no reference to the amendatory acts passed by the Philippine Assembly.

Now, let this fact be borne in mind: There was never any question anywhere but what the limitations applied up to June 3, 1908. That is admitted by Mr. Worcester right in this report, that they could not dispose of these estates prior to June 3, 1908, because the limitations in the public-lands act passed by the Philippine Legislature, containing the limitations in the organic law, section 15, had been carried into the friar land act, which was passed by the Philippine Legislature a few months after the passage of the public-land act; these acts are denominated the "public-land act" and "friar-land act." But then he goes on to say that the amendatory act No. 1847, passed in June, 1908, and No. 1933, passed in April, 1909, relieved the friar lands of these limitations.

But the Attorney General of the United States—this is the point I make—in his opinion made no reference to these two amendatory acts of the Philippine Government, but confined himself solely to the act of Congress of July 1, 1902, the organic law of the Philippine Islands, and as to whether section 15 of that act subjected the land

to limitations—that is, section 15 and the friar land sections, 63, 64, and 65.

Mr. PARSONS. I think you misunderstood my question. I understood you to say the attorney general for the Philippines did not discuss the provisions of the act of Congress. Did he not?

Mr. MARTIN. I did not make that statement.

The CHAIRMAN. No. He said the Attorney General of the United States did not refer to the Philippine acts.

Mr. MARTIN. Briefly, now, there are a few other things to which I desire to call your attention. It was stated repeatedly, it appears in these various letters of Gen. Edwards to which I have referred, that the San Jose and Isabela estates were wholly unoccupied, uncivilized, and remote, and all that sort of thing. There was a disposition to treat them on a different basis from the other estates, on account of their remoteness, etc. So that it was a practical necessity to sell them if possible, but it subsequently developed that there have been portions of four other estates sold, to wit, the Calamba, the Tala, the San Jose, and the Binan.

Now, the Tala estate is within 15 miles of Manila. I have already shown to this committee that the Philippine Government itself makes the showing that in 10 days this year they sold 12,000 acres, or approximately two-thirds of the one estate.

Mr. FURNES. Is that estate part of the friar lands?

Mr. MARTIN. Yes, sir; and even though part of the Calamba estate were unoccupied, it could not be placed in the same category with the San Jose and Isabela estates.

Mr. PARSONS. Were those 12,000 acres that were sold unoccupied or occupied lands? Does it show?

Mr. MARTIN. They must have been very largely occupied. I can not say what the fact was with reference to that. Mr. Carpenter got 5,000 acres, and he was to get all the rest of the unoccupied land and all of the occupied land which became vacant. But it is difficult to tell from the reports what the condition of that estate was with reference to settlement. Gen. Edwards says in this report here, in this letter of April 11, that at that time 80 per cent of that estate is estimated as occupied, although none of it whatever had been sold.

I do not concede that the condition of these estates has any bearing whatever upon the question of the right to sell them in the manner in which they have been disposed of; but I cite the other estates as going to show that even that claim will not hold good all the way through. I go further and say that if the unoccupied lands are not protected by the limitations, neither are the occupied lands. And that one individual or one association or one corporation, with a man named Poole acting as manager and agent, could acquire the whole 400,000 acres of the friar estates. There is no question about that.

The friar-land act provided for the disposition of the unoccupied lands because the occupied were supposed to be provided for. There were people on them to whom it was proposed to convey them. It was not necessary in the friar-land act to make any provision with reference to the disposition of the occupied land as to quantity, etc., so that that provision in section 9 of the friar-land act applying limitations in the public land act was needed only as to the unoccupied.

But I lay this proposition before the committee, that if the limitations do not protect one character or class of this land, occupied or



unoccupied, it does not protect the other, and that therefore they are all subject to be thrown back, not only into the same condition from which we rescued them, but into a worse condition, as to ownership and the conditions prevailing upon the lands at the time we got them.

It is rather anticipating, but I will quickly conclude now. I think it is necessary for the commission to have my position pretty clearly before it, and exhaustively, to enable them to go into the matter properly with these gentlemen who have come so far.

I have been charged with showing the very small number of sales which had been made—in the report for the year ending June 30, 1908, the report of the Philippine Commission to the Secretary of War—upon which showing I said that the administration of the friar lands was obviously a failure.

I want to say that until very lately, until the concluding days of this controversy in Congress, that was all the information I had. I shall show by the record repeated efforts to get the report of 1909, and it is obvious that the report of 1910 was not available; it was not yet due. And the only report of the director of public lands that ever was procured was a lot of typewritten sheets sent up here by the Bureau of Insular Affairs, and published as a document in the letter of the Secretary of War, Document No. 914, which contains what purports to be the report of the director of public lands for the year ending June 30, 1909.

But at the time that particular part of the showing was prepared as to the small number of sales, 466, I believe up to June 30, 1908, was all that had been made during the nearly four years that we had then had those lands in charge, administering them, and only about 675 sales of all characters, public and friar lands, both.

Now the Philippine Government comes in with a showing of enormously increased sales recently. The report on pages 94 and 97 shows that of the total sales of friar lands from the beginning down to July 1, 1910, to wit, 65,515.38 acres, considerably more than one-half, or, to be specific, 38,579.14 acres, have been sold on four of these estates since this controversy began over here in the last session of Congress since it has become well developed. I shall offer a table showing that on the largest of the four estates recently they have sold over half of all the friar lands that they have sold during the whole six years that we have owned them, and on two of these estates, the Naic and Tala, all the sales up to July 1, 1910, on the Naic, amounted to 7,550.28 acres, beginning on June 24, 1910, and that the sales on the Tala estate, as I have already pointed out to you, amounted to 11,954.38 acres, beginning with June 21, 1910. So that this report might well be interpreted as putting me in the light of misrepresenting a state of facts which did not exist at all when I made the statement, because all the sales on the Tala estate, according to this report, every one of them, every acre, has been made virtually since Congress adjourned.

The last thing I said on this subject in the House of Representatives was on June 13. That is the speech referred to so much by the gentlemen in these reports, and there was not an acre sold, according to their own report, on the Tala estate at that time, but all of it was sold at a time beginning eight days after that speech was made. Of course that was a matter I could not know about either at that time.

I want to add that probably a substantial proportion of the remaining acreage of the other estates that has been sold has been sold during the period of large sales in these four estates that I have mentioned to you. The Naic, the Tala, the Binan, and the San Francisco de Malabon estate are the four to which I refer.

I want to say further that if the recent large increase in friar-land sales is a sufficient answer to the charge of failure of friar-land administration, which was based on the available reports, it is submitted that such showing is also a sufficient answer to the claim that it is necessary to dispose of these estates in bulk to either officials of the Philippine Government or to foreign syndicates.

Now, that about concludes a rather rough presentation of this matter. There may have been some things omitted. It would be remarkable if, under the conditions I have had to labor in endeavoring to lay this matter before the committee, there would not be some omissions; but I stand ready to supply anything I can which is in my power and to be examined by this committee just as fully as it may see fit; to produce and make any answers that I can make with reference to all of the various documents to which I have referred and which I shall be glad to introduce.

I simply want, in conclusion at this time, to call your attention to a statement made by Secretary Dickinson in an address delivered at a banquet, presumably in Manila, on September 2, 1910, the occasion of the Secretary's recent visit there:

I will say generally as to the friar lands that at the time the contracts were made for other sales in large amount it was not supposed that any objections would be raised. The main idea was to reduce the bonded debt as rapidly as possible.

That is saying, now, what was the idea and attitude of the Philippine Government officials, as he construes it. But this is what he says:

Now that opposition has been declared and the matter is under investigation by Congress, no sale of these lands in large quantities will be authorized until the situation is fully developed.

In which statement I respectfully submit the Hon. Secretary of War has presented the square issue to this committee, rendering it inevitable that upon the result of this investigation will hinge either the retracement of the short steps that have already been taken or their growth and development into a policy of exploitation of the Philippine Islands by American capitalists and corporate interests, which will create such an internal condition there that this country, which has not yet determined the final disposition of the Philippines and its relations toward them, will speedily become unable to act upon such a determination when it shall be reached, unless it should be a determination to keep them. In other words, Gen. Dickinson says to this committee, in effect, putting it from my viewpoint, "the camel has thrust his nose in the tent; it is up to you gentlemen either to kick him out or to get behind him and shove him completely in."

Mr. DOUGLAS. How is it possible that this can be so with reference to any lands in the Philippine Islands, even under the language that you quote, and from your own view, except the comparatively insignificant number of acres, compared with the public domain, that are included in the friar lands? If all the friar lands in the islands were sold in large bodies to men who would cultivate them in sugar,

even to the representatives of the sugar trust, how would that indicate an intention on the part of this Government or any of its departments to exploit the public lands in the same way, if it be true that there is no limitation in law as to how the lands of the Philippine Government can sell the friar lands in order to reimburse itself for the bonds it has issued?

Mr. MARTIN. I shall show—and that is the item I started out with when Mr. Madison corrected my impression as to how this investigation should be carried on—that just as soon as the sale of the friar estates in bulk had been begun there came from the War Department—which with me always means the Bureau of Insular Affairs—the bill, a copy of which I have here, and the letter containing amendments to the organic law of the Philippine Islands repealing the present restrictions and permitting an individual to purchase not 40 acres, as now, but 1,250 acres.

The CHAIRMAN. Oh, no; increasing it from 16 hectares to 40 hectares.

Mr. MARTIN. No, sir; increasing it to 500 hectares, which is 1,250 acres. I have the proposed amendment to section 15 of the organic law of the Philippine Islands, authorizing the purchase by an individual of not to exceed 500 hectares, with no limitations upon the alienation of the land, an amendment which would absolutely abolish all land limitations.

The CHAIRMAN. But that amendment did not pass.

Mr. MARTIN. No, sir; the amendment did not pass, because the Senate Philippine Committee, at its first meeting, unanimously struck that section out and passed the bill without it, thereby indicating the policy of this Government with reference to land holdings in the Philippine Islands.

Mr. DOUGLAS. Public-land holdings?

Mr. MARTIN. Yes, sir; public-land holdings in the Philippines; and as I said in the first place there are no lands there to which this limitation should be more rigidly applied or which call for or demand it than the particular estates which were taken, not directly from the Friars but taken from corporations to be distributed among the Filipinos.

Mr. DOUGLAS. Was it not rather to protect those who had holdings on them, and has not that been carefully done in every respect?

Mr. MARTIN. Well, you can go into the Tala estate proposition and some of these other matters I have laid before you and determine the fact.

Mr. DOUGLAS. I mean so far as the law is concerned it is, and so far as any of these leases that have been brought out here it is, and in every other way, so far as I can see; and in the surrender by Mr. Carpenter of the holdings he had in the interest of the Filipinos who wanted to take it.

Mr. MARTIN. They have made some progress over there very recently; there is no question about that, but it has been very recently.

Mr. JONES. When is it proposed to go on with this hearing?

The CHAIRMAN. I thought we had better examine one or two witnesses this afternoon, if satisfactory to the committee. After that, as to when we shall go on, that is at the pleasure of the committee. To-morrow is calendar Wednesday, and I do not know whether we will be wanted in the House or not. We might have a morning ses-

sion to-morrow, and then conclude it, if there is anything further, at the pleasure of the committee.

Mr. PARSONS. I should like to ask Mr. Martin one or two questions.

I wish you would explain what your theory is and what the policy of the Government has been in regard to the sugar industry in the Philippines. Mr. Jones and I were out there with the Taft party in 1905, and my recollection is that the testimony that was taken before our party was that the handicap on the sugar industry in the Philippines was their crude methods, and that what was needed were sugar centrales, such as they have in Porto Rico, so that they would extract a higher percentage of the sugar; but that the reason the Philippines could not compete with Java was that Java had these centrales and the Philippines did not.

I just mention that. I want to get your idea of what the Government's policy has been, as to what should be done to develop the sugar industry there, or whether anything should be done?

Mr. MARTIN. So far as my information goes—

Mr. JONES (interposing). I would suggest, Mr. Chairman, that seems to be going very far into the question. I do not object to it at all; it is interesting; but I do not think it has any bearing, what Mr. Martin's idea is what the policy of the Government should be in the way of developing the sugar industry. We are met to examine as to specific matter contained in the resolution. As I say, I do not object to it, but I merely suggest that to Mr. Parsons.

Mr. RUCKER. That seems to me to bring up the whole Philippine question as to what we ought to do with it.

Mr. JONES. If we go into the question of policy there will be a great deal of diversion of opinion.

Mr. PARSONS. I asked it because of Mr. Martin's criticism of the certificate of incorporation of the Mindoro Development Co. I think that most lawyers who incorporate under the New Jersey law put in everything they can think of. It does not cost any more.

Mr. MARTIN. They got one in this case who could think of everything that could be put in.

Mr. PARSONS. I suppose what they could do in the Philippines depends on the Philippine law, and not upon the charter itself. Would it not be necessary for a person building a sugar centrale anywhere there to have factories, or to have most of the powers that are set forth specifically in the objects of the Mindoro Development Co.—

Mr. MARTIN (interposing). Including the right to buy and sell stock of other corporations, without regard to character?

Mr. PARSONS. Whether they can do that depends upon the Philippine law. But I remember that when we were there one of the points made was—and it is in the hearings which were published and which are probably in the library of the committee—that you could not develop anything in the Philippine Islands unless you moved the families there and established a village; that when the quarries were opened up across the bay, in order to get stone for Manila, that the people who did that had to establish a village there with schools and churches, and I think it was even said cockpits, in order to get the laborers there and keep them there. I presume that those people did a good many of the things that we hear,

Mr. MARTIN. How would you like to have the Department of Justice to get after you with anything like that charter concealed about you?

Mr. PARSONS. I do not think the Department of Justice has anything to do with it. I will withdraw my question, if there is any objection to it.

Mr. RUCKER. Mr. Martin wants to make a brief statement.

Mr. MARTIN. I want to make one statement, briefly, gentlemen. I do not know whether everybody would make this statement, but I make my own statements as I am prompted to do. I am not at all bloodthirsty. I am not after any official job or scalp or reputation, or anything of that kind. I have been in a position where a man had to fight with whatever weapons legitimately came to hand, and I claim I have done that. And I have had to fight under handicaps that made it necessary to deal blows to bring results that I would prefer not to have done, no matter how much I may have felt justified.

So that I want to say now that so far as these gentlemen who have been mentioned in this matter, or who are in any way involved in them, are concerned, I have not any feeling of rancor toward them. I do not want to do them any injury.

I simply believe and believe firmly that we have started out over there on a wrong policy, or, at least, a policy that should not be started upon until Congress so determines. All I am striving for in this matter—and I would have been glad to have had the end attained quietly and privately without the utterance of a public word if it would have been possible to have done such a thing—is simply the restoration of the status quo in the Philippines with reference to the friar lands, and their continued distribution among the people there instead of in bulk to foreign exploiting interests which we are not able to control in our own country and under our own Government, to say nothing of controlling them under the conditions that obtain in the Philippine Islands.

The CHAIRMAN. Mr. Sleeper, will you take the stand.

CHARLES H. SLEEPER, Esq., was called as a witness, and being first duly sworn by the chairman, testified as follows:

The CHAIRMAN. Where do you now reside?

Mr. SLEEPER. Manila, P. I.

The CHAIRMAN. What official title, office, or position do you hold in the Philippine Government?

Mr. SLEEPER. Director of Lands in the Interior Department.

Mr. MADISON. It is now half past 1 o'clock, and I suggest we take an adjournment for luncheon, to meet again at 2.15 o'clock.

(Thereupon, at 1.30 o'clock p. m., the committee took a recess until 2.15 o'clock p. m.)

#### AFTER RECESS.

The committee reassembled at 2.15 o'clock p. m., pursuant to the taking of recess.

The CHAIRMAN. Gentlemen, before we proceed with the witness, Mr. J. H. Ralston, a member of the Washington bar, is here, and states that he represents the Anti-Imperialist League, of Boston,

Mass.; that he desires to be present on behalf of that society and may want to cross-examine witnesses. I submit the proposition to the committee. I suppose there is no objection to his being present, as it is a public hearing; but as to the other matter I presume we will want to consider that in executive session.

Mr. RUCKER. Before we proceed further, Mr. Martin has made a statement here, and he has coupled that statement with reference to a lot of facts and records. It occurs to me for the record to read right that ought to be incorporated before the testimony of the witness we have now here with us; or is it the policy of the committee to go on in defense of something that is not in the record to meet? In other words, would not the record read better if what Mr. Martin has referred to comes in before this other testimony that we are about to take?

The CHAIRMAN. You refer to some letters and newspaper clippings?

Mr. RUCKER. All of what he has put in or what he desires to put in this. In other words, would it not be better to examine Mr. Martin first, and then these other witnesses, unless we are satisfied to let a record be made of what Mr. Martin has included in his statement. I understand from him that he will present these records in order to make a record here to-morrow morning. I merely make that as a suggestion.

The CHAIRMAN. Everything that Mr. Martin has said goes in the record now. As to the documents—that is what you mean?

Mr. RUCKER. Yes, sir; the documents that he has referred to. Do I understand they are now in the record?

The CHAIRMAN. No; except as he may have read them or parts of them.

Mr. DAVIS. As I understand the situation, Mr. Martin has concluded certain charges, orally made, and spread upon the records. He has been prohibited from introducing any evidence to sustain those charges. In other words, he has presented what we might call an indictment, not formal, but informal, and spread it upon the records, offering no proof up to date. In an orderly proceeding, ought it not to be that he be called upon to sustain some of these charges, or is the committee intending to go on and examine now with reference to matters about which there is simply an oral charge, no record made of anything at the present time? I was just figuring like this: Suppose with my limited knowledge now, Mr. Sleeper was placed upon the stand; I would be unable to ask any questions, because there is nothing proven; there is nothing established either for or against the Government or against anybody. There is not any record evidence here of anything, and there has not been a witness sworn yet to any charge—simply a bare statement of Mr. Martin, and he was precluded from backing it up with any proof. If that is the case, what is Mr. Sleeper on the stand for? Are you looking for proof now; and if so, proof as to what? There are no documents here, nothing in the record.

The CHAIRMAN. It occurs to the chair the situation is this: Not that Mr. Martin is in the position of a prosecutor. We would have a duty to proceed with this investigation, even had Mr. Martin not chosen to come before us. That does not relieve us of our duty. The reference requires the House Committee on Insular Affairs to

make a complete and full investigation of the interior department of the Philippine Government, especially as to the administration of lands and all matters of fact and of law pertaining thereto. Independent of any charges that duty is imposed upon us by this resolution. And we called upon Mr. Martin, as he had offered the original resolution to submit to us any facts he had in his possession.

Mr. DAVIS. But he has not submitted any proof. When it came to the submission of proof, he was precluded.

The CHAIRMAN. Oh, no; not at all.

Mr. DAVIS. I understood it was that way.

Mr. HAMILTON. No. There has been no introduction of evidence. What he has said amounts to what might be called a bill of particulars.

The CHAIRMAN. He could state the facts.

Mr. DOUGLASS. We have his statement.

Mr. PARSONS. As a matter of fact, the last time he did incorporate a lot of things.

Mr. JONES. A great deal has gotten into the record that was not contemplated. What Mr. Martin was before the committee for really was to state the facts, which he expected to be able to establish by proof. That is what he is supposed to have been here for.

The CHAIRMAN. That is what I understand.

Mr. JONES. Now, the question raised by Judge Davis is, having stated what he expects to prove, is it not proper to have witnesses and other evidence by which you expect to establish those facts introduced before you examine any gentlemen who would be affected by this testimony? That is the orderly proceeding.

Mr. DAVIS. That is better put than I could do it.

The CHAIRMAN. I hardly think so. We are not proceeding on charges made by anybody. We are proceeding to fulfill our duty under this House resolution.

It seemed to me the first thing was to get the facts. That is the object of having Capt. Sleeper here. He has charge of the records in connection with this matter, and he was asked to produce the record of the Interior Department, showing, among other things, every sale of public land or private land, to whom sold, the price, and the area involved in the sale. Now, we could go on discussing the law all summer, but it would seem to me the first thing we wanted was to get the facts on the record so that we would know what we are talking about.

Mr. JONES. I agree with the chairman fully about that, but there seems to be two sides to this matter, just as there are to most controversies. Is it not the orderly way to proceed with the testimony of those who are supposed to establish the charges? There are charges made, and that resolution directs us to investigate as to those charges. Now, ought not the man who makes these charges be given an opportunity to present his evidence to establish them, and then call upon the officers in the Philippines to refute them with such facts as they have in their possession? Is not that the orderly way of proceeding?

Mr. FURNES. As I understand, Mr. Martin presented his case, giving, so to say, his testimony; published testimony, evidence in letters, and all matters, which if called upon to substantiate and prove he is able to do so. As I understand, we take it for granted that his statement is capable of being substantiated by the evidence which

he would offer. Now, the witnesses on the other side, or at least the parties we wish to investigate, have come from a distance, and it seems to me if you are going to substantiate all the testimony which was offered in the statement of facts they will have to remain here a long time, and perhaps to the detriment of work which they are called upon to do. On the other hand, it will engage much more of the time of the committee than if we would obtain the statement of facts as they will present them and go on in the matter that we have commenced. In this way I believe we will shorten the time a great deal. I do not understand we are sitting here as a court, exactly, but for the purpose of investigation.

The CHAIRMAN. We might take testimony for weeks on newspaper statements, and all that kind of thing, but the real evidence is the sales made, and they have got to come from the records of the department. It seems to me we would shorten the time very much if we would get that evidence on our records at the outset.

Mr. PARSONS. I do not suppose we take anything for granted. It seems to me it is largely a question of what is the most convenient form in which to have the record printed so that we will have all the documentary evidence where we can readily turn to it.

CHARLES H. SLEEPER, a witness heretofore sworn and on the stand at the taking of recess, resumed the stand for further examination and testified as follows:

The CHAIRMAN. Captain, you were about to state your official position in the Philippine Government, or perhaps you had stated it when we took a recess.

Mr. SLEEPER. Director of Lands in the Department of the Interior.

The CHAIRMAN. By whom were you appointed?

Mr. SLEEPER. Gov. Wright.

The CHAIRMAN. When?

Mr. SLEEPER. November 1, 1905.

The CHAIRMAN. Where were you then living?

Mr. SLEEPER. In Manila.

The CHAIRMAN. What were you then doing in Manila?

Mr. SLEEPER. I was a member of the municipal board of the city of Manila at that time.

The CHAIRMAN. By whom were you appointed?

Mr. SLEEPER. By Governor Taft.

The CHAIRMAN. Previous to that where had you resided?

Mr. SLEEPER. In the Philippine Islands.

The CHAIRMAN. For how long?

Mr. SLEEPER. Since July, 1898.

The CHAIRMAN. 1898?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. Prior to that time where had you resided?

Mr. SLEEPER. Pueblo, Colo.

The CHAIRMAN. What are the duties, just in a short, general way, of your present position?

Mr. SLEEPER. The administrative control of the public and friar lands and other lands pertaining to the Philippine government.

The CHAIRMAN. You say public and friar lands. Do you mean by that to make a distinction between the two?

Mr. SLEEPER. Yes, sir. Public lands pertain to the United States; friar lands pertain to the Philippine Government.



The CHAIRMAN. You mean by public lands the lands which the United States acquired from Spain?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. And by friar lands you mean the lands which the Philippine Government purchased from the friars?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. You spoke of some other lands. What did you mean by that?

Mr. SLEEPER. They are lands that pertain to the insular government of the Philippine Islands, lands on which are erected buildings which they may have purchased.

The CHAIRMAN. Government buildings?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. You were asked to submit or bring the records from which could be ascertained a record of all sales of public lands and all sales of friar lands, giving the names of each purchaser, the amount involved in the transaction, and, I think, also the price. Can you give us that information in a concise form?

Mr. SLEEPER. Up to a certain date; yes, sir.

The CHAIRMAN. Up to what date?

Mr. SLEEPER. October 1.

The CHAIRMAN. Of what year?

Mr. SLEEPER. Of this year.

The CHAIRMAN. And beginning when?

Mr. SLEEPER. Beginning at the time of the inception of the Government out there.

The CHAIRMAN. You have sent a statement to me. Is this the statement as to those sales? [Showing witness papers.]

Mr. SLEEPER. Yes, sir; but this is up to a previous date.

The CHAIRMAN. What date?

Mr. SLEEPER. To September 1, 1910.

The CHAIRMAN. Is that a complete statement from the beginning down to September 1, 1910?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. Capt. Sleeper, you say that you are now in a position to give the additional information, the same information down to October 1?

Mr. SLEEPER. Yes, sir; October 1. I have the documents with me, so that a list can be prepared immediately.

The CHAIRMAN. Will you prepare such a list and give it to the clerk of the committee so that it may be printed in connection with this statement?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. I desire to call your attention to the fact that this statement seems to come down to the 31st day of July, 1910.

Mr. SLEEPER. That may be. It was in response to a cablegram request of Gen. Edwards on which it was prepared.

The CHAIRMAN. Can you complete it from the 31st day of July down to October 1?

Mr. SLEEPER. Yes.

The CHAIRMAN. And you will do so and give that statement to the clerk of the committee?

Mr. SLEEPER. Yes, sir.

(The documents referred to are as follows:)

[The Government of the Philippine Islands. Department of the Interior. Bureau of Lands.]

STATEMENT SHOWING ALL SALES OF PUBLIC LANDS AND PRIOR LANDS BY THE PHILIPPINE GOVERNMENT SINCE THE PASSAGE OF ACT OF CONGRESS APPROVED JULY, 1, 1902, GIVING NAME OF EACH PERSON OR CORPORATION TO WHOM SOLD AND THE NUMBER OF ACRES IN THE SALE.

[Submitted in accordance with the cablegram from the Bureau of Insular Affairs, dated August 27, 1910.]

*Sales of public land from July 26, 1904, the date of the proclamation of the public-land act, to September 1, 1910.*

Name of purchaser.	Area.	Name of purchaser.	Area.
	<i>Acres.</i>		<i>Acres.</i>
Pancracio Adiarte.....	17.35	Domingo Zamora.....	39
Juan Reyes y Basa.....	36.50	Fausta Santa Domingo.....	27.75
Luciano Orendain.....	40	Lino de Castro.....	40
Silveria Bundoc.....	40	José Abastillas.....	40
Louis Gordon.....	40	Elias Valencia.....	31.12
Manuel Tinio.....	40	Bernardo R. Piñol.....	40
Juan Canoy.....	40	Mateo Luga.....	40
John R. Edgar.....	40	J. H. Christen.....	40
Marcelo Florentino.....	23.20	Eduardo Martinez.....	40
Assinga Co. (a corporation).....	2,267.50	Feliciano Basa & Co.....	48.12
Cayetano Madamba.....	39.80	Marcos Eleydo.....	25.60
Cayetano Bonnoan.....	40	Juan de Agcaoili.....	31.45
Paz Natividad.....	40	Cipriano Albano.....	30.70
Archibald McFarland.....	39.70	Estanislao Magno.....	31.40
Jacinto Aguila.....	39.65	Ysabelo Imperial.....	21.60
Malecio S. Aguila.....	39.75	Monico Andres.....	40
Francisco Rivera.....	1.05	Pablo Pecson.....	40
Pedro Directo.....	5	Pedro Rosal.....	15.60
Francisco Angeles.....	25	Charles H. Brent.....	2.50
Apolina Modamba.....	40	Bio.....	25
Domestic and Foreign Missionary Society of the Protestant Episcopal Church.....	80	San Mateo Agricultural Co.....	2,360.65
Alejandro Baucio.....	6.30	Manogan.....	25
Fernando Ferrer.....	35	H. L. Heath.....	32.75
Baco River Plantation Co.....	640	Arthur Cummings.....	40
La Yebana Co. (a corporation).....	400	San Carlos Agricultural Co.....	2,321.14
Mariano Bautista.....	40	Ramon Murga.....	40
William J. Ellis.....	40	Santos Castro.....	33.70
Ang Sariling Lacas (a corporation).....	320	Juan Ignacio.....	4.20
Ang Liway-way (a corporation).....	2,530	Juliana Encarnacion.....	8.70
Barbara Guison.....	39.14	San Francisco Agricultural Co.....	2,210.20
Teodoro Gonzales.....	39.14	Total area sold, acres.....	14,790.26
		Total number of purchasers.....	62

*Consolidated statement of all prior lands sales, to include July 31, 1910, showing totals of purchasers and parcels sold, and the total area, in acres, sold on each estate.*

Estates.	Pur- chasers.	Parcels sold.	Area in acres.
Banilad.....	461	728	1,251.6725
Binagbag.....	42	49	27.9523
Bifian.....	1,626	2,802	6,613.0453
Calamba.....	1	1	1.4740
Dampol.....	293	347	1,829.4415
Guiguinto.....	415	681	2,314.6677
Isabela.....	40	93	148.7113
Lolomboy.....	1	1	4.1020
Malinta.....	778	1,309	7,793.4245
Muntinlupa.....	478	1,253	4,543.0658
Nalc.....	1,007	1,802	8,335.7696
Orion.....	344	600	2,079.0730
San Francisco de Malabon.....	1,363	2,752	13,290.2156
San José.....	1	2	56,212.0375
San Marcos.....	1	1	218.3223
Santa Rosa.....	1,174	1,992	10,370.0437
Tala.....	367	838	12,050.7366
Total.....	8,392	15,251	127,083.7502

*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, the names of the various purchasers, the number of parcels purchased by each, together with the areas of the lands purchased, shown in acres or fractions thereof.*

[Hectares have been reduced to acres at the rate of 2.5 acres per hectare. With few exceptions, only one parcel is sold on each sale certificate.]

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Banilad estate.</i>			<i>Banilad estate—Continued.</i>		
Abadinas, Arcenio.	1	0.8598	Briones, Luís.	3	0.3013
Abella, Domingo.	1	.1805	Bryan, Mary R.	4	2.1695
Abendon, Gregorio.	4	6.3452	Burbos, Brigido.	1	.0332
Aguirre, Victor.	1	1.2848	Burgos, Filomena.	1	.1448
Alabares, Marcelo.	1	1.7062	Burgos, Raymundo.	1	.0835
Alasas, Esperanza.	1	.1883	Caballero, Angela.	1	.5145
Alburio, Felix.	2	.4370	Caballes, Carmelino.	1	.0467
Alburio, Leoncio.	1	94.4055	Caballes, José & Dominga.	1	.1125
Alburio, Mariano.	2	4.0615	Cabanas, Lucila.	1	.0838
Alducente, Nicolasa.	1	.5300	Cabardo, Eucebio.	1	.0725
Alfiche, Mamerto.	2	2.7082	Cabarrubias, Bactilo.	1	.1637
Aliño, Roberta.	1	.0920	Cabarrubias, Bibiana.	1	1.5873
Aliño, Sebastian.	1	.0485	Cabrera, Diego.	2	4.8597
Alvarez, Juana.	1	.0593	Cabrera, Fermín.	1	.4950
Alvarez, Mateo.	1	.1125	Cabucos, Fermín.	1	.4155
Alviola, Uldarico.	1	.0575	Cabucos, Petrona.	2	.2370
Amigable, Cipriana.	1	11.7080	Cabucos, Ruperta.	1	.9410
Antonio, Andrea.	2	1.6425	Camacayan, Simplicio.	1	.2618
Antonio, Bernarda.	1	.1315	Cominadi, Pedro.	1	.0490
Antonio, Martin.	1	.1312	Campbell, Colin.	2	3.1767
Anunat, Nicolas.	1	.1122	Carbajal, Marcela.	1	.3768
Araneta, Francisca.	1	.0443	Castada, Eucebio.	2	.1852
Arhotante, Nicolas.	1	.8595	Causing, Eulalio E.	2	.1183
Arcilla, Nieves.	1	.0832	Causin, Rufina.	2	2.5697
Arco, Maxima.	1	.7342	Cebu Golf Club.	2	2.9913
Ard, Silvestra.	1	.1305	Ceniza, Tereza.	2	6.7587
Ardiente, Leoncia.	2	.4325	Cenido, Isabel.	2	.1533
Ardina, Evarista.	1	.0715	Cerilles, Tomás.	2	.0652
Arela, Basilia.	1	.2565	Chan, Pa.	1	.0793
Argos, Irineo.	1	.0473	Chiong, Taófilo L.	6	24.8875
Arellano, Juan.	1	.1605	Cinco, Segundo.	1	.0670
Atillo, Nicolasa.	1	.4268	Cinco, Tomas.	1	.0987
Aviar, Matias.	1	.1657	Clarín, José A.	1	2.5963
Avila, Josefina.	1	.0645	Climaco, Arcenio.	2	27.2945
Avila, Leoncio.	3	4.3992	Climaco, Felicidad.	1	1.3820
Avila, Teodora.	1	.0943	Cobarde, Bacilia.	1	.0785
Badile, Agapita.	1	.0750	Cobcuban, Matias.	1	.0752
Badile, Victor.	1	.3025	Cublan, Arcadia.	1	.3193
Bagano, Genoveva.	3	17.6925	Coblan, Teodora.	3	3.9800
Bagasala, Venturada.	1	.0918	Codilla, Sotero.	1	.3285
Baquison, Alejandra.	1	.0585	Codira, Pedro.	1	.0275
Barrioquinto, Aniceto.	1	.0798	Codiro, Maria.	1	.4517
Barrioquinto, Cleta.	1	.1200	Codoy, Dorotheo.	1	.0705
Barte, Francisca.	1	.1215	Colina, Bartolome.	1	4.3948
Bartolaba, Teófilo.	4	3.8330	Colina, Dámaso.	1	.1527
Basac, Petronila.	1	.0360	Colina, Eulogio.	2	4.6480
Basay, Pablo.	1	.1370	Colina, Geronimo.	2	.4288
Bascon, Mauricio.	1	.1375	Colina, Pablo.	2	2.5187
Batiller, Juana.	1	.0920	Colina, Potenciano.	1	1.9345
Belside, Juliana.	1	.1690	Colina, Prisco.	2	.1665
Bernal, Ciriacó.	1	.1105	Colina, Ricardo.	1	.0765
Binoya, Jacinta.	1	3.6007	Colina, Romualdo.	1	.0265
Block, Edmund.	1	1.3090	Colina, Rnfo.	5	.9898
Bondoc, Alfredo.	1	.0675	Concepción, Vicente.	1	.7240
Bondoc, Feliza.	3	5.1275	Coverley, W. G.	3	1.6172
Bondoc, Miguel.	1	.2835	Crisólogo, Mariano.	1	13.9275
Bontilao, Mariano.	1	.0823	Crisóstomo, Rogaciana.	1	.0960
Bontoyan, Felipe.	1	.1525	Cuaresma, Juan.	2	.2393
Bontayan, Maria.	1	.1340	Cuestras, Petronila.	1	.0665
Borbajo, Balbina.	1	.1067	Cui, Maria.	1	.2312
Borbajo, Gregoria.	1	.0680	Cuico, Potenciano.	1	.7325
Borces, Fernando.	3	2.0625	Cuico, Silvina.	2	.2050
Borces, Juana.	1	.0980	Cuison, Felipe.	1	.6188
Borgador, Quintina.	1	.1385	Diola, Alipia.	2	.4277
Borgoña, Consercia.	1	.1238	Diongson, Agapita.	1	.2650
Borgoña, Manuel.	1	.5717	Dumalaqan, Paulina.	1	.0638
Borromeo, Andrés.	1	2.0365	Dy Poco.	1	.2750
Borromeo, José.	1	.4745	Echavez, Alejandro.	2	3.5512
Briones, Juan.	2	.8778	Echavez, Brígida.	1	.0705
Briones, Eucebio.	3	2.0362	Encabo, Apolonio.	1	1.3313
Briones, Isidro.	2	.7933	Encabo, Epifanio.	1	.0680
Briones, Juan.	1	.3547	Enriques, Adriano.	1	33.1062

*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Banilad estate—Continued.</i>			<i>Banilad estate—Continued.</i>		
Enriquez, Consolacion.....	1	2.2438	López, Anastacio.....	1	0.1005
Enriquez, Pastor.....	1	.0952	López, Juan.....	1	.0633
Esguerra, Santiago.....	1	.1378	López, Juana.....	1	8.2105
Fajardo, Teófilo A.....	2	3.3150	López, Lucio.....	1	1.1660
Famador, Pantaleon.....	2	.1772	López, Silverio.....	1	1.7625
Famador, Sotera.....	1	.0763	Llana, Rafael.....	1	.0212
Fernández, Marta.....	1	.0830	Llorente, Martin.....	4	2.4905
Flores, Anacleto.....	1	.0385	Mabatid, Brígida.....	1	.8468
Flores, Apolinario.....	1	1.3320	Macasero, Bonifacio.....	1	1.1877
Flores, Clemen.....	1	.1705	Macasero, Ignacio.....	1	.0455
Flores, Lázaro.....	1	.1352	Marcasero, Jorzea.....	1	.0558
Flores, Remigia.....	1	.0415	Macasero, Lucio.....	1	.1497
Floreta, Candelaria.....	1	.6293	Macasero, Nicolas.....	1	.2310
Floreta, Fabian.....	1	.2985	Macasero, Platon.....	1	.1440
Floreta, Francisca.....	1	.0255	Macasero, Sotera.....	1	.0845
Floreta, Matea.....	1	.0782	Macasero, Valentin.....	1	.1023
Fortuna, Josefa.....	1	1.6850	Macasero, Valeria.....	1	.1447
Francisco, Victorino.....	1	.0565	Macasero, Venancio.....	1	.1845
Franco, Domingo.....	1	9.3425	Maek, John II.....	1	.2850
Funtariar, Andres.....	1	.0845	Maes, Macario.....	1	.0760
Funtanar, Elena.....	1	.0618	Magaña, Melchor.....	1	.3460
Funtanar, Felipa.....	2	.1167	Manangula, Pablo.....	1	.0905
Funtanar, Placida.....	2	.2550	Mar, Baldomera.....	1	.0660
Funtanosa, Balbino.....	1	1.8025	Mar, Baldomera del.....	1	.6858
Funtanosa, Dorotea.....	1	.0700	Mar, Claros del.....	2	21.3752
Funtanosa, Estefania.....	7	17.8170	Mar, Cabino del.....	1	.0170
Gabino, Florencio.....	2	1.8173	Mar, Mateo.....	1	.1383
Galan, Nicolasa.....	1	.0552	Mar, Santos del.....	5	12.3840
Galarse, Segundo.....	1	.0578	Mar, Vicente del.....	1	.0485
Galarse, Simona.....	3	6.0807	Marifana, Marcelo.....	1	.0775
Garnett, Eugene.....	9	23.0748	Mayol, Cirilo.....	1	.2252
Go-Joco.....	3	2.1827	Martinez, Celestino B.....	6	8.9060
Go, Pongco.....	1	3.7078	Medalle, Eulalia.....	1	.1520
Gogo, Eugenio.....	1	.0902	Medalle, Gerónimo.....	1	.0788
Gogo, Teodora.....	1	.1225	Medalle, Mariano.....	1	.0530
Goordo, Juan P.....	4	14.4313	Medalle, Petrona.....	1	.1005
Gosallas, Lorenzo.....	1	.1070	Menor, Juana.....	1	.0357
Government of the Philippine Islands.....	2	5.2872	Mercado, Ceferino.....	2	5.2998
Gómez, José.....	1	.1110	Mercado, Constancia.....	1	.0827
Gonzales, Alfonza.....	1	1.4300	Mercado, Emiliano.....	4	20.7513
Gonzales, Melchor.....	2	.3713	Mercado, Mateo.....	3	5.8380
Guangco, Dionisia.....	1	1.5840	Mercado, Pacifico.....	2	.2050
Guardiana, Maria.....	1	.1132	Mendoza, Aguedo.....	2	.1322
Gutierrez, Julian.....	3	3.7260	Miel, Apolinario.....	1	.3198
Hermosa, Adriana.....	1	.1815	Mijares, Maximina.....	1	.1322
Hermosa, Irinea.....	2	2.4180	Mina, Celidonio.....	4	8.8868
Hermosa, Teodora.....	1	.2370	Mina, Leonarda.....	1	.1552
Herrera, Lucio.....	1	.3183	Minina, Bonifacia.....	1	.0728
Hollis, W. J.....	1	3.3620	Minina, Romana.....	1	.0555
Homan, Harold.....	1	1.0615	Miñosa, Agapito.....	1	.8210
Idel, Fabian.....	1	.1947	Miñosa, Dionisio.....	1	.5920
Ignacio, Juan.....	1	.0783	Miñosa, Doroteo.....	6	27.3697
Ingayo, Guillermo.....	1	.0520	Miñosa, Francisco.....	1	.0620
Ingles, Escolastica.....	1	.1310	Miñosa, Miguel.....	1	.0968
Ingles, Graciano.....	3	4.2762	Miranda, Manuel.....	4	1.8997
Ingles, Leonora.....	2	.4670	Montaire, José.....	5	10.9370
Inocian, Juan.....	5	.8175	Murillo, Catalino B.....	1	.5253
Inocian, Luisa.....	2	.2523	Nacar, Julian.....	1	.0950
Inocian, Pablo.....	3	.2672	Nasilla, Bernardo.....	1	.0592
Inocian, Silvestre.....	5	16.9888	Najaro, Filomeno.....	1	.0680
Ifion, Magdaleno.....	1	.0342	Napisa, Agaton.....	1	.0923
Jacalan, Benito.....	2	.2508	Napisa, Lucia.....	2	1.3110
Jerez, Juan.....	9	6.4675	Napisa, Pedro.....	1	.1470
Jumauan, Eulogia.....	1	.1455	Nazareno, Vicenta.....	1	.7187
Jumauan, Pablo.....	3	2.5275	Nels, Ignacio.....	2	.1520
Jurado, Maria.....	1	4.7137	Nepomuceno, Meliton.....	1	.0530
Jabares, Potenciano.....	1	.5353	Ompoc, Brígida.....	1	.0688
Landon, R. Robert.....	1	17.7095	Ompoc, Juan.....	1	.1745
Lao, Calixto.....	1	1.4735	Ompoc, Sulpicia.....	1	.2825
Law, D. Kingson.....	3	2.5430	Ompoc, Valentin.....	2	.4122
Leyson, Anatalia.....	3	10.3260	Opendo, Severo.....	1	.0415
Leyson, Dámaso.....	2	1.1112	Opulentísima, Eucebio.....	2	.1713
Leyson, Magdalena.....	1	.1705	Opulentísima, Restituta.....	1	.0315
Leyson, Vicente.....	2	1.3095	Opulentísima, Valentina.....	1	.2762
Liao, Leco.....	1	7.6235	Opura, Carlos.....	1	.0685
Lim, Chingque.....	1	.5075	Osmeña, Tomás.....	1	3.0550
Limana, Agatona.....	1	.0705	Quano, Adriano.....	1	1.1940
			Quano, Gerardo.....	1	6.4635

*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Banilad estate—Continued.</i>			<i>Banilad estate—Continued.</i>		
Ouano, Ines.....	1	3.2455	Sevillana, Adriano.....	2	47.8563
Ouano, Luis.....	1	3.9760	Smith, Bell & Co.....	4	6.5810
Ouano, Pedro.....	1	.0855	Solon, Andrea.....	1	.0505
Ouano, Simon.....	2	2.3208	Solon, Aniceta.....	1	.0397
Palang, Dionisio.....	1	.1367	Solon, Apolinaria.....	1	5.0085
Perdon, Raymunda.....	1	.1328	Solon, Cándida.....	1	.0740
Perpetua, Eleuteria.....	1	.4925	Solon, Candido.....	2	8.3438
Perpetua, Gerónima.....	5	7.5625	Solon, Clemencia.....	1	.0382
Perpetua, Tomás.....	1	.1562	Solon, Ernesta.....	1	.0653
Philippine Ry. Co.....	1	26.5828	Solon, Esteban.....	5	1.6507
Piligrino, Rosalia.....	1	.1600	Solon, Eulalio.....	1	1.0583
Pond & Block.....	1	8.1909	Solon, Irene.....	2	.2100
Pond, Arlington.....	1	.6315	Solon, Isabel.....	1	.1825
Presbyterian Board of Foreign Missions.....	4	9.8045	Solon, Juan.....	2	2.4655
Quejada, Francisco.....	1	2.9700	Solon, Leoncio.....	1	.1287
Querubin, Teoderica.....	1	.0605	Solon, Marcelo.....	2	.0668
Quimbo, Agapito.....	1	.0600	Solon, Melchor.....	3	6.3160
Quimbo, Clara.....	1	.0732	Solon, Praxedes.....	3	.0632
Rabillos, Petrona.....	1	.0895	Solon, Santiago.....	4	.9800
Rallos, Victoria.....	6	63.9933	Solon, Sergio.....	1	.2623
Rafferty, James L.....	1	1.2052	Solon, Silvestra.....	2	6.0557
Ragas, Hilaria.....	1	4.2025	Solon, Sinforosa.....	1	2.2693
Ragosta, Maria.....	1	.0245	Solon, Sofia.....	3	.1705
Rallos, Florentino.....	6	7.4100	Solon, Zoilo.....	1	.2445
Ramos, Maria.....	1	1.0848	Son, Teodoro.....	3	5.3127
Ramos, Zoila.....	1	4.6340	Son, Pedro.....	1	.1588
Ranili, Petrona.....	1	2.4317	Soque, Eusebio.....	1	.2032
Razo, Bernardina.....	1	.0325	Soqueño, Nicasio.....	1	.1130
Razo, Gregoria.....	1	.0115	Servilla, Francisca.....	1	2.2070
Regis, Magno.....	1	3.0185	Servilla, Francisca.....	1	.0143
Regner, Ignacio.....	3	.4358	Sotto, Vicente.....	1	.0547
Ricaldo, Isabelo.....	1	1.5367	Suico, Celenia.....	1	8.2673
Risari, Ricarda.....	5	3.3390	Suico, José.....	2	.8935
Rivera, Sotera.....	1	.0853	Suson, Marcos.....	1	.0457
Roda, Eduardo de.....	5	.7942	Suson, Melania.....	1	.9393
Rodis, Isaac.....	1	.0400	Suson, Teodora.....	1	.0690
Rodis, Vicente.....	3	1.0860	Switzer, John M.....	5	20.7407
Roman Catholic Church.....	7	30.6533	Tallo, Genoveva.....	1	.0838
Romanillos, Simon.....	1	.0990	Tallo, Sabina.....	1	.1645
Rodriguez, Celestino.....	2	.2902	Tallo, Sotera.....	1	.1562
Rodriguez, Pedro.....	1	.2283	Tamyoc, Sebastian.....	2	.7798
Rodriguez, Regina.....	1	.0627	Tan, Bonjuat.....	1	1.1245
Romanillos, Carmelino.....	1	.0510	Tecson, Antero.....	2	3.7772
Rosario, Filomena del.....	1	.0258	Tecson, Bonifacio.....	1	.2343
Rosario, Mariano del.....	1	.2217	Tejano, Pedro.....	1	.0890
Rubi, Honorato.....	1	.1225	Tenchaves, Macario.....	1	.0440
Ruis, Juvenal.....	1	.1318	Teves, Mariano.....	2	4.4602
Saberon, Cleto.....	2	.4060	Tihano, Adriano.....	1	.0338
Saberon, Josefa.....	1	.0620	Tito, Guillermo.....	1	.0460
Sabiron, Ciriaca.....	1	.2267	Togono, Paulina.....	1	.0467
Sabiron, Matea.....	5	21.1585	Tutoy, Bernardino.....	3	6.9303
Sabiron, Zacarias.....	1	7.5643	Tutoy, Brígida.....	2	4.8787
Sabong, Rosa.....	1	.0352	Tutoy, Juana.....	1	4.8100
Sadaya, Bonifacio.....	1	.3860	Tutoy, Salvador.....	1	5.6783
Sadaya, Cleto.....	1	.3813	Tudtud, Alberto.....	1	.0582
Sadaya, Florentina.....	1	.9335	Tudtud, Felipe.....	1	.1385
Sadaya, Pablo.....	1	.3742	Tudtud, Lope.....	2	.2778
Sadsad, Melchor.....	1	.0298	Tudtud, Marta.....	3	.2727
Samson, Miguel.....	1	8.7580	Tuñacao, Florentina.....	1	.1053
Sanicel, Gaudencio.....	2	.2837	Tupas, Victorina.....	1	.0187
Santos, Fausta de los.....	1	.0843	Ugat, Francisca.....	1	.6728
Sarmiento, Gregorio.....	1	.0970	Upington, C. D.....	1	2.2005
Sarmiento, Isabelo.....	1	.4935	Urgello, Vicente.....	4	3.1325
Sarreta, Vicente.....	1	.2342	Valle, Matias.....	5	18.6760
Sarthan, Juan.....	1	.1965	Valle, Sofia.....	1	.0255
Sator, Pilar.....	1	.1358	Vaño, Jayme.....	2	3.7670
Sedeño, Eugenio.....	1	.0390	Vargas, Teofisto.....	1	.3945
Sejas, Petrona.....	1	.0270	Velasquez, Crisanto.....	1	4.2792
Selim, Fermina.....	1	.0602	Velasquez, Gregorio.....	4	7.3125
Semio, Magdalena.....	3	2.0365	Velasquez, Hilario.....	3	2.4683
Seno, Angel.....	2	.2373	Velasquez, Máximo.....	1	1.3867
Seno, Isabelo.....	1	.0885	Velasquez, Serapia.....	1	.0708
Seno, Juana.....	1	.1495	Velazco, Manuel.....	1	.1545
Seno, Timoteo.....	2	13.6192	Veles, Juan.....	1	3.6842
			Veles, Marcial.....	2	18.6238

Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Barilad estate—Continued.</i>			<i>Biñan estate—Continued.</i>		
Veles, Teodoro.....	1	4. 8127	Alecida, Eusebio.....	1	0. 0367
Veloso, Crispina.....	1	3. 6035	Alejandria, Anastasio.....	1	. 0413
Veloso, Damiana.....	4	38. 1788	Aleroso, Eulalia.....	1	. 0762
Villa, Terceio.....	3	22. 3727	Alfonso, Bernardo.....	2	. 1078
Villalain, Jacinto.....	2	3. 8353	Alfonso, Cayetana.....	2	. 1535
Villasquina, Anastacio.....	1	. 3125	Alfonso, Leoncia.....	1	. 2090
Violango, Leon.....	1	. 0722	Alfonso, Romualda.....	1	. 0847
Vinalon, Calixto.....	1	. 0333	Alfos, Francisca.....	1	. 8098
Vinalon, Potenciana.....	1	. 0257	Aljarague, Juan.....	1	. 1042
Vironga, Teofista.....	1	. 1658	Allado, Petrona.....	3	. 0835
Yap-Angok.....	1	. 6132	Allado, Rufino.....	1	. 3645
Yap, Isidaria.....	1	. 1508	Alma, Emeteria.....	1	. 2743
Zalasar, Hermógenes.....	1	. 0557	Almada, Hermógenes.....	2	. 4960
461 purchasers; 728 sales;			Almada, Isabela.....	2	. 1667
1,251.6725 acres.			Almada, Segunda.....	4	7. 5390
			Almadin, Cirilo.....	2	. 2230
<i>Binagbag estate.</i>			Almadin, Francisco.....	1	. 1505
Alonso, Agustin.....	1	. 0535	Almadin, Lorenza.....	1	. 3053
Bautista, Elicco.....	1	. 0468	Almadin, Petrona.....	6	31. 2957
Bautista, Federico.....	1	. 1430	Almadin, Severino.....	5	12. 6465
Bautista, Pedro.....	1	. 2873	Almadin, Vicenta.....	2	8. 6467
Cruz, Francisco.....	1	. 0390	Almalel, Romana.....	1	. 1180
Cruz, Inocencia de la.....	1	. 0075	Almales, Benito.....	1	. 6035
Cruz, Leon de la.....	1	. 0573	Almales, Julio.....	1	. 0562
Cruz, Mateo de la.....	1	. 1823	Almales, Mariano.....	1	. 0388
Cruz y Villarama, Pedro de la.....	1	. 1688	Almales, Matea.....	1	. 0832
Cruz, Pedro de la (B).....	1	. 6165	Almales, Severino.....	1	. 0403
Dionisio, Alejandro.....	1	. 7500	Almales, Toribia.....	1	. 0242
Evangelista, Roberto.....	1	. 1635	Almanzor, Apolonio.....	2	. 6148
Guzman, Adriano de.....	1	. 0883	Almanzor, Juana.....	1	. 0660
Guzman, Clara de.....	1	. 0720	Almanzor, Luciano.....	2	2. 9437
Herrera, Donato.....	1	. 0368	Almaria, Domingo.....	1	. 0863
Leuterio, Perfecto.....	1	. 1013	Almariego, Juan.....	1	. 0912
Manabat, Eduardo.....	1	6. 3370	Almariego, Leon.....	1	. 0743
Manuel, Dionisio.....	1	. 6550	Almarines, Baltazara.....	1	. 0467
Marcelo, Agustin.....	1	. 1485	Almarines, Elena.....	1	. 0960
Marcelo, Casimiro.....	1	. 0830	Almarines, Felix.....	2	. 1696
Ongsoco, Dámaso.....	2	10. 6623	Almarines, Francisco.....	1	. 0733
Pascual, Miquela.....	1	. 1043	Almarines, Juan.....	1	. 1563
Punzal, Maria.....	1	1. 5555	Almarines, Maria.....	2	6. 0600
Ramos, Magdalena.....	2	. 2350	Almarines de Naval, Maria.....	1	. 0738
Ramos, Miguel.....	1	. 2780	Almarines, Maria.....	1	. 0932
Ramos, Pablo.....	4	1. 4303	Almarines, Matea.....	1	. 0760
Ronquillo, Anacleto.....	1	. 0390	Almarines, Nicasio.....	1	. 3520
Ronquillo, Fermin.....	1	. 0765	Almarines, Roman.....	1	. 1103
Santiago, Rafael.....	1	. 4013	Almarines, Sebastian.....	1	. 0540
Santos, Juan.....	1	. 0995	Almasan, Bernardo.....	4	. 4707
Santos y Cruz, Juan de los.....	1	. 0538	Almasan, Bonifacio.....	1	. 0318
Santos, Miguel de los.....	2	. 3090	Almasan, Buenaventura.....	1	. 2587
Santos, Saturnino.....	1	. 1118	Almasan, Dionisia.....	4	. 2655
Soto, Andrés de.....	1	. 2508	Almasan, Estanislao.....	1	. 1678
Soto y Guzman, Antonio de.....	1	. 0595	Almasan, Eugenia.....	1	. 0812
Tigas, Alejandra.....	1	. 0703	Almasan, Fabian.....	1	. 3258
Tigas, Dominga.....	1	. 0738	Almasan, Feliciano.....	1	. 1240
Tigas, Eusebio.....	1	. 0353	Almasan, Juana.....	1	. 0950
Villarama, Alejo.....	1	. 1238	Almasan, Marcelo.....	1	. 1565
Villarama y Rivera, Juan.....	1	. 0845	Almasan, Maria.....	1	. 0547
Villarama, Maria.....	1	. 1893	Almasan, Mariano.....	1	. 0778
Yllescas, José.....	2	1. 5753	Almasan, Mateo.....	5	18. 3510
(42 purchasers; 49 sales;			Almasan, Nazario.....	1	. 0755
27.9523 acres.)			Almasan, Pedro.....	2	. 1755
			Almasan, Severino.....	2	. 1295
<i>Biñan estate.</i>			Almasan, Simcon.....	1	. 1422
Avelina, Juana.....	2	6. 0925	Almasan, Teodoro.....	3	. 2593
Avendaño, Bernardo.....	1	. 1138	Almasan, Isalás.....	1	. 0950
Avendaño, Manuela.....	1	. 1985	Almazon, Leoncia.....	1	. 0502
Avendaño, Timotea.....	1	. 1495	Almazon, Silvestra.....	1	. 0650
Agramana, Dionisia.....	1	. 1185	Almazona, Lino.....	1	. 0760
Aguilar, Norberto.....	2	. 3122	Almazora, Eduviges.....	1	1. 1025
Aguilo, Valentin.....	1	. 1870	Almazora, Leoncio.....	3	6. 2868
Alana, Francisca.....	1	. 0788	Almazora, Pedro.....	1	. 0697
Alberto, Filomena.....	1	. 1035	Almazora, Perfecto.....	1	. 1065
Alcabasa, Raymundo.....	1	. 6290	Almazora, Rafael.....	1	. 0415
Alcantara, Dionisia.....	1	. 1382	Almeda, Antonia C.....	1	15. 2755
Alcantara, Pio.....	1	. 1453	Almeda, Antonia.....	3	20. 6360
Aldona, Valeriana.....	1	. 0945	Almeda, Basilia.....	1	6. 2943
			Almeda, Eduviges.....	2	15. 9097
			Almeda, Escolastico.....	4	4. 5600

*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Biñan estate—Continued.</i>			<i>Biñan estate—Continued.</i>		
Almeda, Francisca.....	6	43.5805	Alon, Felix.....	1	0.0905
Almeda, Gregorio.....	1	.0233	Alon, Monico.....	4	.1860
Almeda, José.....	3	18.6187	Alon, Paulino.....	1	.0768
Almeda, Lamberto.....	3	2.6015	Alon, Telesforo.....	3	1.4430
Almeda, Lorenzo.....	1	.0630	Alonday, Estanislao.....	1	1.2577
Almeda, Marciano.....	1	.0698	Alonde, Irineo.....	2	2.3760
Almeda, Mariano.....	1	.0817	Alonos, Simeona.....	1	.3730
Almeda, Miguel.....	1	.1608	Alonte, Catalina.....	1	.0533
Almeda, Valeriano.....	1	.1275	Alonte, Hilarión.....	1	.0810
Almeda, Vicente.....	1	.0485	Alonte, Jacinto.....	1	.0722
Almedilla, José.....	1	.0762	Alonte, José.....	1	.2373
Almedilla, Marcelo.....	1	.4830	Aloquin, Ricardo.....	1	.0720
Almedina, Manuel.....	1	.1273	Alosa, Benigno.....	1	.0575
Almedina, Romana.....	1	.1065	Alosa, Eulogio.....	2	.2307
Almenar, Alejandra.....	1	6.2687	Alosa, Guillermo.....	1	.0935
Almenar, Andrea.....	1	19.4915	Alosa, Julia.....	1	.1195
Almenor, Catalina.....	1	.2113	Alosa, Marcelino.....	1	.0740
Almenor, Juana.....	1	.0430	Alosa, Matea.....	1	.0485
Almenor, María.....	1	.1202	Alosia, Alejandro.....	1	.0938
Almenasa, Apolonio.....	1	.2355	Alosia, María.....	1	.4290
Almenasa, Bernardino.....	1	.1085	Altamira, Hilaria.....	1	2.2435
Almenasa, Domingo.....	2	.3053	Altare, Feliciana.....	3	1.5162
Almenasa, Rufino.....	1	.0670	Altare, Hugo.....	3	4.7510
Almendra, Francisco.....	1	.0907	Altare, Ildefonso.....	2	2.2590
Almendra, Ignacio.....	2	.2205	Altare, Silvestre.....	1	.1790
Almendra, Teodoro.....	1	.0838	Altare, Sixto.....	2	2.6205
Almendral, Agripio.....	1	.0960	Altare, Vicente.....	2	2.6318
Almendral, Andrés.....	1	.1520	Altea, Agustina.....	4	17.0585
Almendral, Apolinario.....	2	.2737	Altea, Julio M.....	3	9.7487
Almendral, Clemente.....	1	.1105	Altejos, Catalina.....	1	.0425
Almendral, Guillermo.....	1	.0765	Altes, Gregorio.....	1	.3078
Almendral, Juliana.....	1	.1143	Altesin, Marcela.....	1	.1185
Almendral, Leoncia.....	2	.2170	Alto, Benita.....	1	.2845
Almendral, Mariano.....	1	.2870	Altura, Alipio.....	1	.0867
Almendral, Nereida.....	1	.0687	Altura, Leoncio.....	1	.2108
Almendral, Severina.....	1	.1265	Altura, Procesa.....	3	5.8285
Almendralo, Luisa.....	1	.1535	Altura, Valentina.....	1	.1082
Almendralo, Segundo.....	1	.1010	Alumno, Estanislawa.....	9	38.4243
Almero, Dionisia.....	1	.1168	Alumnos, Valentina.....	1	.0495
Almero, Roman.....	1	.2457	Alunos, Emeterio.....	2	.2132
Almonto, María.....	1	.1825	Aluyon, Gabriel.....	1	.0138
Almoro, Martín.....	2	2.3975	Alvasa, Benito.....	2	.1355
Almoro, Paulina.....	1	.0700	Alvasa, Simeón.....	6	12.1585
Almoros, Andrés.....	1	.0473	Alvarez, Sinforsoso.....	2	.2322
Almoros, Antera.....	1	.0697	Alzola, Mateo.....	2	1.0335
Almoros, Bernabé.....	1	.0848	Alzola, Moises.....	1	.0688
Almoros, Ciríaco.....	1	.3342	Alzona, Apollinaria.....	1	.0912
Almoros, Claro.....	1	.1705	Alzona, Baldomera.....	2	.1538
Almoros, Geronima.....	1	.0685	Alzona, Buenaventura.....	1	.2550
Almoros, Juan.....	4	8.4673	Alzona, Demetria.....	1	.0780
Almoros, Lázaro.....	1	.1487	Alzona, Dionisia.....	2	6.3200
Almoros, Lino.....	1	.1013	Alzona, Eugenia.....	1	.2920
Almoros, Macaria.....	4	13.4767	Alzona, Feliza.....	1	13.4177
Almoros, María.....	2	11.4200	Alzona, Florentina.....	1	.1058
Almoros, Pedro.....	1	.2153	Alzona, Geronimo.....	4	18.4507
Almoros, Saturnino.....	1	.0495	Alzona, Hugo.....	1	.2120
Almoros, Segunda.....	3	7.1582	Alzona, Jacinto.....	4	3.0318
Almoros, Serapio.....	1	.4365	Alzona, José.....	3	10.8770
Almoros, Sotera.....	5	11.0990	Alzona, Julio.....	2	7.5900
Almoros, Tomás.....	1	.0205	Alzona, Justa.....	1	1.8590
Almoros, Isabel.....	1	.2743	Alzona, Justito.....	2	.3230
Alod, Victoria.....	1	.1672	Alzona, Leandro.....	1	.3510
Aloloran, Pedro.....	1	.1998	Alzona, Marcela.....	2	.1542
Alomia, Ana.....	1	.0690	Alzona, Maxima.....	4	16.2990
Alomia, Arcadio.....	4	6.5472	Alzona, Rufina.....	1	.1118
Alomia, Carmen.....	2	5.7570	Ama, Cesaria.....	2	.6175
Alomia, Daniel.....	2	5.7938	Ama, Eduarda.....	1	.0387
Alomia, Elena.....	5	18.6325	Ama, Fernando.....	2	.3315
Alomia, Felicidad.....	3	15.1810	Ama, Ignacio.....	2	.2735
Alomia, Felix.....	1	.0797	Ama, Luisa.....	2	.1855
Alomia, Hilaria.....	4	20.5173	Ama, Matías.....	2	3.9868
Alomia, Joaquin.....	1	.1235	Ama, Sergio.....	1	.2527
Alomia, Mateo.....	1	.5162	Amaba, Andres.....	1	.2783
Alomia, Pedro.....	1	.3438	Amean, Romualdo.....	1	.0780
Alomia, Regina.....	1	.1275	Amatorio, Damiana.....	1	.1740
Alomia, Victoria.....	1	.0412	Amatorio, Espiridion.....	1	.9305
Alon, Catalina.....	1	.1595	Amatorio, Juan.....	1	.1020

*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Biñan estate—Continued.</i>			<i>Biñan estate—Continued.</i>		
Ambal, Eusebio	1	0.0570	Bastiva, Balbina	1	0.0810
Ambas, Candida	2	.1800	Bastiva, Gerardo	1	.0812
Ambas, Damaso	1	.0387	Batil, Lázaro	1	.0810
Ambas, Dominga	1	.1448	Batilo, Agatona	1	.0645
Ambas, Fernando	1	.0780	Batisal, Leoncia	1	.2088
Ambas, Francisco	1	.2850	Bato, Dionisio	1	.3697
Ambas, Hermogenes	1	.1927	Bauan, Diego	1	.3073
Ambas, Pedro	1	.6060	Bauica, Candida	9	17.1692
Ambas, Silvestre	2	7.3950	Bauica, Gavina	1	.3253
Ambas, Victoria	1	.1265	Bauica, Licerio	1	.1457
Ambatan, Cristino	1	.1645	Bauica, Silvina	1	.0665
Ambe, Petrona	2	.1153	Bausa, Remigio	1	.1798
Ame, Braulio	1	.3317	Bautista, Andrea	1	.4427
Ame, Victor	1	.1523	Bautista, Benito	2	4.8205
Amerna, Froilan	1	.1157	Bautista, Gliceria	1	.1510
Amerna, Maria	1	.0793	Bautista, Isidoro	2	.4225
Amodento, Praxides	1	.1362	Bautista, Juan	1	.1638
Amoranto, Arcadio	1	1.0798	Bautista, Lino	1	.1690
Amoranto, Calixta	1	.2475	Bayabo, Eleuterio	4	47.5405
Amoranto, Damaso	1	.6250	Bayadan, Emiterio	1	.1100
Amoranto, Demetria	2	8.1392	Bayadan, Luisa	1	.1535
Amoranto, Dominga	1	.0440	Bayadna, Andres	1	.0752
Amoranto, Escolastico	1	.0820	Bayanid, Brigido	2	3.8820
Amoranto, Leon G.	5	24.1330	Bayanid, Epifania	2	.2773
Amoranto, Maria	4	20.2370	Bayanid, Filipe	1	1.6302
Amoranto, Maxima	1	.2143	Bayanid, Florentino	1	.1415
Amoranto, Paulino	2	.1732	Bayanid, Gaudencio	1	.1250
Amoranto, Pedro	1	.0920	Bayanid, Ignacio	1	.1905
Amoranto, Regina	1	.2188	Bayanid, Pedro	2	2.1095
Amoranto, Roberia	1	.0420	Bayanid, Sabina	1	.1340
Amoranto, Roman G.	3	13.3280	Bayanid, Silverio	1	.4963
Amoranto, Roman	11	56.1180	Bayran, Cirilo	1	.1585
Amoranto, Silveria	6	22.9778	Bayran, Paula	1	.1360
Amoranto, Toribio	1	.0585	Bayran, Severo	1	.1080
Amoranto, Victorino	5	38.5442	Bayran, Victorino	1	.2035
Amoranto, Ysidro	2	9.0268	Baysac, Andres	1	.1730
Amorosa, Perfecta	1	.0840	Baysac, Eugenio	2	.4840
Amatorio, Norberto	1	.2242	Baysac, Lazaro	1	1.1380
Anajao, Felix	1	.3018	Baysac, Rufino	1	.7372
Anasao, Basilio	1	.0708	Beabo, Candelaria	5	15.8183
Angeles, Josefa	1	.0177	Beato, Teodorico	1	.1232
Angeles, Santiago	1	.0110	Beato, Isabel	1	.0765
Antonio, Margarita	1	11.8860	Becas, Hipolito	3	7.1803
Antonio, Paula	4	17.9848	Bedico, Alejandra	1	.1207
Apolinario, Tomás	1	.2860	Bedico, Basilio	1	.1095
Aquino, Doroteo	1	.0520	Bedico, Domingo	1	.3183
Aquino, Salvadora	1	.0407	Bedico, Doroteo	1	.3685
Arba, Victoria	3	.4808	Bedico, Romualdo	1	.0470
Arcangel, Flaviano	1	.1090	Bedico, Vito	1	.1237
Areaga, Florencia	1	.1077	Bedoya, Aguedo	1	.1208
Areaga, Lino	3	3.6195	Bedoya, Agustín	2	.5107
Areaga, Marciano	1	.1095	Bedoya, Raymundo	1	.1835
Arein, Felix	1	.0415	Bejusano, Ignacio	1	.3920
Arein, Juan	2	2.8323	Bejusano, Julian	1	.2070
Arein, Simona	5	8.2977	Belén, Eugenio	1	.2210
Arein, Vicenta	1	.1240	Belén, Isaac	1	.3108
Arevalo, Eduarda	1	.1218	Belen, José	1	.1372
Arevalo, Marciano	3	6.0332	Belen, Juan	1	.0233
Arevalo, Raymundo	4	49.1935	Belen, Teodorico	1	.1262
Arguelles, Teodoro	1	.1240	Bellisario, Emiterio	2	.2703
Artes, Agapito	1	.2525	Belisario, Estanislana	1	.4805
Asmir, Apolinario	1	.0780	Belisario, Faustino	9	54.8862
Austria, Florentina	1	.0510	Belisario, Lorenza	1	.0880
Baylon, Andres	1	.1075	Belisario, Paulina	1	.2280
Baylon, Bernarda	1	6.3938	Belisario, Petrona	1	.3135
Baylon, Filomena	1	.0907	Belisario, Zoilo	3	3.4428
Baylon, Florencio	4	12.9635	Beltran, Bonifacia	1	.1395
Baylon, Josefa	3	8.7535	Beltran, Gabriela	1	.1900
Baylon, Simeon	1	.0885	Beltran, Petrona	1	.0287
Baldomero, Modesto	1	.0113	Benjamin, Antonia	1	.0698
Banal, Juan	2	4.2587	Benjamin, Antonio	1	.2717
Banalan, Gregoria	1	.4715	Benjamin, Rosendo	2	3.6555
Bancano, Perfecto	1	.0955	Bernano, Bonifacio	1	.0765
Bañaga, Severina	4	15.6168	Bergonia, Benita	1	.0903
Barroso, Andrea	1	.0150	Bergonia, Estanislao	1	.0752
Bartolome, Eduarda	1	.2925	Bergonia, Felipa	1	.1260
Bartolome, Eugenio	1	.4732	Bermudes, Eulalia	2	.3610
Bartolome, Hilario	1	.0788	Bermudes, Roman	4	.6138



*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Biñan estate—Continued.</i>			<i>Biñan state—Continued.</i>		
Bermudes, Tomasa.....	1	0.0580	Caravana, Marcelina.....	1	0.2420
Bersonda, Victoria.....	2	3.7850	Caravana, Marciano.....	1	.3873
Besero, Francisca.....	3	.6707	Caravana, Maria.....	2	3.7517
Biay, Brigida.....	1	.1360	Carayom, Fausta.....	1	.0815
Biay, Silveria.....	1	.1133	Carayom, Francisca.....	1	.0728
Bicierro, Rosalia.....	1	.1395	Carayom, Lucia.....	1	.0985
Bicierro, Silvina.....	2	13.8135	Carayom, Manuel.....	2	.2200
Bosja, Benigno de.....	1	.2120	Cardenal, Mariano.....	1	.2230
Buhay, Alejandro.....	1	.1455	Cardoso, Juan.....	1	.1060
Buhay, Martin.....	1	.0677	Cardosa, Mateo.....	1	.0590
Cadildiego, Mateo.....	1	.1085	Cardosa, Narciso.....	2	.2642
Cadiliman, Macaria.....	1	.1928	Carencia, Apolinario.....	4	8.5553
Cahanac, Roberta.....	1	.3420	Cariliman, Tomas.....	1	.1905
Calderon, Paula.....	1	.2805	Carifo, Basilia.....	1	.0517
Calson, Felix.....	1	3.2347	Carifo, Catalina.....	1	.2145
Camarrillo, Tranquilina.....	1	.0615	Carifo, Claudio.....	2	21.1482
Cangeo, Emiliano.....	2	.5920	Carifo, Crisanta.....	3	7.2958
Cangeo, Felina.....	2	2.4140	Carifo, Felipe.....	2	8.0017
Cangeo, Jose.....	3	9.1805	Carifo, Gaudencio.....	2	7.2460
Cangee, Sixta.....	2	5.0025	Carifo, Isidro.....	7	20.1885
Capili, Angel.....	2	.3070	Carifo, Janua.....	1	.0188
Capili, Epifanio.....	1	.1743	Carifo, Lorenza.....	1	.1625
Capili, Genoveva.....	1	.1880	Carifo, Maria.....	2	2.8677
Capili, Joaquin.....	1	.0625	Carifo, Pablo.....	1	.0460
Capili, Juan.....	6	11.1045	Carifo, Pedro T.....	18	52.6710
Capili, Silvestre.....	1	.1845	Carifo, Venancia.....	2	.3078
Capili, Isidoro.....	1	.1782	Carifo, Vicente.....	1	10.0475
Capunitan, Basilio.....	4	11.9575	Cariquitan, Evarista.....	2	4.1720
Capunitan, Epifanio.....	1	.4860	Cariquitan, Manuela.....	1	.0647
Capunitan, Inocencio.....	1	.3370	Cariquitan, Maria.....	2	10.7955
Capunitan, Justo.....	1	.2153	Cariquitan, Sofia.....	5	23.5700
Capunitan, Leoncia.....	4	.5992	Caritos, Daniel.....	1	.0703
Capunitan, Margarita.....	2	.3055	Caritos, Leon.....	1	.1417
Capunitan, Roperta.....	1	.2963	Carizo, Agapito.....	1	.1548
Capunitan, Tarcila.....	1	.0745	Carizo, Eugenia.....	1	.1170
Capunitan, Tomasa.....	1	.1755	Carizo, Rufino.....	1	.2007
Capunitan, Toribio.....	1	.0347	Carizo, Sofia.....	1	.1493
Caquiputan, Regina.....	2	.3370	Carizo, Tomás.....	1	.3732
Cara, Dominga.....	1	.0425	Carlet, Enrique.....	1	.2943
Cara, Isidra.....	1	.1445	Carlet, Miguel.....	5	25.6647
Cara, Pedro.....	1	.0523	Carlos, Cirilo A.....	7	2.1400
Cara, Simforosa.....	1	.0530	Carola, Getrudes.....	1	.5890
Caragay, Doroteo.....	1	.3993	Carola, Gregoria.....	1	.1905
Carajasan, Pedro.....	2	.6797	Carola, Patricio.....	1	.1737
Carale, Anastasio.....	1	.0570	Carrasco, Jacinto.....	1	.1750
Carale, Clemente.....	1	.1077	Carrasco, Matea.....	2	.3473
Carale, Edilberto.....	1	.0905	Carrasco, Mateo.....	2	.2013
Carale, Gregorio.....	1	.0735	Carrasco, Petrona A.....	1	.3670
Carale, Juliana.....	1	.1193	Carrasco, Simeon.....	1	.1000
Carale, Macario.....	1	.1123	Carrasco y Almazon, Simeon.....	1	.0582
Carale, Silvestra.....	2	.7732	Carreon, Juan.....	1	.0455
Carales, Aguedo.....	1	.2128	Carrera, Alejandro.....	1	.0315
Carales, Clemente.....	1	.0817	Carrera, Maria.....	1	.1473
Carales, Ramon.....	1	.0563	Carrillo, Agapito.....	1	.1220
Caralian, Daniel.....	1	.1065	Carrillo, Clemente.....	4	11.1067
Carahan, Lorenzo.....	1	.0792	Carrillo, Mignela.....	2	2.8408
Caramihan, Agustin.....	3	.5963	Carrillo, Ramon.....	1	.7745
Caramihan, Ambrosia.....	1	.0155	Carrillo, Santiago.....	3	9.4540
Caramihan, Esteban.....	1	.0392	Cartesiano, Francisco.....	1	.0900
Caramihan, Gavino.....	1	.1125	Carunnuñgan, Aniceto.....	2	.0742
Caramihan, Juana.....	1	3.8910	Carunnuñgan, Gavino.....	1	.0302
Caramihan, Maria.....	1	.3330	Carunnuñgan, Gerónimo.....	1	.0575
Caramipatan, Miguela.....	1	.1033	Carunnuñgan, Leoncio.....	6	15.0268
Caramipatan, Pedro.....	2	5.3072	Carunnuñgan, Modesto.....	1	.1645
Carampon, Basilio.....	1	.0755	Carunnuñgan, Romana.....	1	.2035
Caran, Maxima.....	1	.0183	Carunnuñgan, Teodoro.....	2	.1735
Cararon, Paula.....	1	.2275	Carunnuñgan, Victoriano.....	1	.0395
Caratihan, Benigna.....	1	.1572	Casabella, Ambrosio.....	1	.2915
Caratihan, Cornelia.....	1	.1125	Casabella, Canuto.....	1	.1565
Caratihan, Eduarda.....	3	3.1448	Casabella, Clara.....	1	.0927
Caratihan, Lucio.....	1	.3240	Casabella, Eumeriano.....	1	.3668
Caratihan, Matea.....	1	.3897	Casabella, Eufonsa.....	1	.0500
Caratihan, Pablo.....	1	.2953	Casabella, Cisenando.....	1	.1892
Caravana, Cesario.....	2	6.2035	Casadillo, Mariano.....	2	1.2318
Caravana, Creencia.....	1	.1442	Casamata, Gregorio.....	2	.6552
Caravana, Florentina.....	1	.0798	Casamata, Hugo.....	2	7.1743
Caravana, Francisca.....	1	.0152	Casamata, Jose.....	1	.3562

*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels purchased.	Area (n acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Biñan estate—Continued.</i>			<i>Biñan estate—Continued.</i>		
Casamata, Julio.....	1	0.2195	Colico, Joaquina.....	1	0.0920
Casamas, Josefa.....	1	.2033	Concepcion, Eugenio.....	1	.0465
Casano, Apolinario.....	2	1.5405	Concepcion, Justo.....	2	.1667
Casano, Eulalia.....	1	.1022	Concepcion, Maximo.....	1	.1420
Casano, Isidoro.....	6	41.6665	Cortes, Diego A.....	1	.0772
Casas, Mariano.....	1	.0913	Cruz, Adriano F.....	1	.4503
Casaysayan, Agaton.....	1	.3507	Cruz, Agapito de la.....	2	.1348
Casaysayan, Benedicto.....	1	.2653	Cruz, Ambrosio de la.....	1	.0620
Casaysayan, Cosme.....	2	.6575	Cruz, Crisanta F.....	4	17.4817
Casaysayan, Fabian.....	1	.0500	Cruz, Fabian de la.....	1	.1590
Casaysayan, Vicente.....	1	.1860	Cruz, Guillermo de la.....	1	.0298
Casbadillo, Nazario.....	1	.1445	Cruz, Julian de la.....	1	.1090
Casbadillo, Segunda.....	1	.0752	Cruz, Leoncio de la.....	1	.1775
Casiban, Daniel.....	1	.2138	Cruz, Sixto de la.....	1	.0437
Casiguran, Apononia.....	1	.1340	Cruz, Isidora F.....	2	.4138
Casihan, Marta.....	1	.1107	Credo, Severino.....	1	.0672
Casilag, Juan.....	1	.1203	Credo, Teodoro.....	1	.0785
Casilag, Luisa.....	1	.1480	Crisologo, Manuela.....	12	45.5573
Casilag, Macaria.....	1	.0317	Crisologo, Mariano.....	1	.0822
Casilag, Macaria C.....	1	.0803	Crisostomo, Juliana.....	1	.0718
Casilag, Ignacia.....	1	.0503	Deada, Cenon.....	1	7.5185
Casin, Saturnino.....	1	.2302	Deada, Eugenio.....	1	.0737
Casintahan, Felicidad.....	1	.1763	Deada, Felicidad.....	1	.1265
Casintasingta, Enrique.....	1	.0885	Deada, Maria.....	1	.1255
Casisola, Francisca.....	1	.0490	Deada, Teodora.....	1	.0850
Casopa, Cipriana.....	1	.0602	Defante, Agustin.....	4	.3753
Castillo, Cesario del.....	2	.6365	Defante, Eulalia.....	2	.3610
Castillo, Procesa.....	1	.0658	Defante, Francisca.....	1	.0702
Castillo, Anacleto.....	2	.3655	Defante, Josefa.....	1	.0708
Castillo, Goveva.....	2	23.5527	Defante, Julian.....	2	.1220
Castillo, Narcisa.....	1	.0998	Defante, Juliana.....	2	.1445
Castillo, Pelagio.....	1	.0435	Defante, Leoncia.....	1	.1150
Castillo, Policarpo.....	1	.0750	Dejan, Camila.....	1	.2255
Castillo, Tomas.....	1	.6655	Demiroque, Norberta.....	2	.1887
Castro, Calixtra de.....	1	6.1000	Deseo, Angel.....	1	.2752
Castro, Esteban de.....	1	.0920	Dialogo, Feliciano.....	2	.1555
Castro, Ladislata de.....	1	.0735	Dialogo, Feliciano.....	1	.1783
Castro, Marcela de.....	1	.0555	Dialogo, Flaviano.....	1	.3683
Castro, Mariano de.....	2	8.7107	Dialogo, Lorenzo.....	1	.2807
Castro, Marta de.....	1	.0608	Dialogo, Mamerta.....	1	.2445
Castro, Simplicio.....	1	.1565	Dialogo, Pio.....	1	.2398
Castro, Simforoso.....	1	.2697	Diedican, Marta.....	1	.0552
Castro, Valentina de.....	6	5.4213	Diedican, Narcisa.....	1	.1133
Casubha, Adriano.....	3	1.1510	Diedican, Saturnina.....	1	.0567
Casubha, Pablo.....	1	.2837	Didelis, Geronima.....	1	.0805
Casubuan, Agueda.....	1	.0430	Dilag, Ana.....	1	.0940
Casubuan, Anselma.....	1	.6743	Dilag, Arcadia.....	1	.0913
Casubuan, Arcadio.....	1	.0817	Dilag, Graciana.....	1	.1080
Casubuan, Ceferino.....	2	.1008	Dilla, Alfonso.....	1	.2975
Casubuan, Francisco.....	2	.6385	Dilla, Aniceto.....	1	.1677
Casubuan, Honorio.....	1	.1740	Dilla, Isabel.....	1	.0635
Casubuan, Saturnino.....	1	.0817	Dilla, Mauricio.....	2	.1785
Casubuan, Simeon.....	1	.1613	Dimaguila, Mariano.....	1	.2918
Casubuan, Valentin.....	1	.1155	Dimaranan, Agapita.....	2	7.1152
Casunuran, Agapito.....	1	.4567	Dimaranan, Basilia.....	7	39.8895
Casunuran, Monico.....	1	.0655	Dimaranan, Basilio.....	1	.0730
Casunuran, Pablo.....	1	.3308	Dimaranan, Carlos.....	1	.4043
Casunuran, Proceso.....	2	2.3370	Dimaranan, Damasos.....	1	.1442
Casunuran, Teodora.....	1	.0885	Dimaranan, Felipe.....	5	41.3065
Casupang, Cirila.....	1	.0600	Dimaranan, Gregoria.....	1	.1615
Casupang, Diega.....	2	.0395	Dimaranan, Juana.....	1	7.6920
Casuyan, Raymundo.....	2	.4317	Dimaranan, Leonora.....	2	.8180
Catada, Juana.....	1	.0985	Dimaranan, Pablo.....	1	.3458
Catada, Simplicia.....	2	7.5075	Dimaranan, Pedro.....	2	.3840
Catada, Isidora.....	1	.3688	Dimaranan, Simoona.....	1	.0340
Cayetano, Mateo.....	1	.1527	Dime, Leodegaria.....	1	.0537
Caymul, Rufina.....	2	.0658	Dimillo, Zacarias.....	1	.1448
Cerdeña, Florencia.....	1	.0885	Diñgal, Gabina.....	2	.2422
Cerdeña, Leoncio.....	1	.0810	Diocno, Manuel.....	1	.0145
Cerdeña, Macaria.....	1	.0875	Dios, Aniceta de.....	3	3.5253
Cerdeña, Pedro.....	2	.3160	Dios, Marcela de.....	2	.6778
Cerdeña, Cerapia.....	1	.0657	Dios, Mariano de.....	1	.1157
Cervantes, Tranquilino.....	3	9.5113	Dios, Pascuala de.....	1	.1290
Chavaria, Eugenio.....	2	.5777	Disonglo, Benita.....	1	10.1408
Chuaoco, Valentin.....	1	.1580	Disonglo, Filoteo.....	1	5.2055
Cuoco, Maria.....	1	.2198	Disonglo, Gertrudes.....	1	.3847
Claros, Mamerta.....	1	.1065	Disonglo, Lucio.....	2	.0948
Clemente, Regina.....	1	.1617	Disonglo, Pedro.....	1	.0765

Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.

Name of purchaser.	Parcels purchased.	Area (In acres).	Name of purchaser.	Parcels purchased.	Area (In acres).
<i>Biñan estate—Continued.</i>			<i>Biñan estate—Continued.</i>		
Disonglo, Perpetuo.....	3	1.2772	Francisco, Carmen.....	1	0.4197
Diunglo, Inocencio.....	1	.2085	Francisco, Jacinto.....	11	38.8640
Diunglo, Maximo.....	1	.1270	Garcia, Ambrosio.....	1	.0800
Ducleina, Mamerto.....	1	.0988	Garcia, Angela.....	1	.1158
Duero, Valentin.....	1	.0847	Garcia, Basilio.....	4	7.7710
Elambo, Gavino.....	1	.1493	Garcia, Benedicto.....	1	.2827
Enciso, Anselma.....	1	.0717	Garcia, Camila.....	3	8.9750
Enciso, Florentina.....	1	.0640	Garcia, Cornelio.....	5	18.1023
Encomio, Florentina.....	2	.4770	Garcia, Gonzalo.....	2	10.1490
Encomio, Gavino.....	1	.1375	Garcia, Juan (Pob).....	4	20.1867
Endrinal, Maria.....	1	.1380	Garcia, Juan (De la Paz).....	1	.0373
Enriquez, Francisco.....	7	41.7103	Garcia, Julia.....	1	.0755
Enriquez, Marcelina.....	1	7.2945	Garcia, Marcos.....	1	8.5040
Enriquez, Pelicarpia.....	1	.3450	Garcia, Mariano.....	1	.0597
Enriquez, Victoriana.....	1	13.4977	Garcia, Nicolasa.....	1	.3368
Erise, Simeon.....	1	.0828	Garcia, Pablo.....	1	.0820
Eriste, Celedonio.....	1	.1327	Garcia, Pio.....	2	.1010
Erispe, Julian.....	1	.2078	Garcia, Romualdo.....	1	.1452
Escaño, Cirilo.....	1	.1450	Garcia, Sergia.....	5	38.5380
Escaño, Martin.....	4	12.0215	Garcia, Vicente.....	1	14.9833
Escaño, Pablo.....	1	.2007	Gallardo, Tomas.....	1	.0685
Escarte, Felix.....	1	.0615	Gallego, Clara.....	1	.0370
Escuadro, Eugenio.....	1	.1920	Gallego, Feliciano.....	1	.0390
Escuadro, Lina.....	1	.2375	Gana, Angela.....	2	.2625
Escuadro, Narciso.....	1	.0515	Gana, Ciríaco.....	4	73.8590
Escuadro, Pedro.....	3	5.5315	Gana, Eduardo.....	10	31.3077
Escudoro, Melecio.....	1	.0805	Gana, Filomeno O.....	4	88.8875
Eseueta, Angela.....	1	.0487	Gana, Jesualdo.....	4	7.9738
Eseueta, Francisco.....	1	.0568	Gana, Maria A.....	7	88.1327
Eseueta, Leoncio.....	2	.1557	Gana, Mariano.....	4	.6817
Eseueta, Lucas.....	1	.0765	Gana, Rosa.....	2	.4605
Espejo, Evaristo.....	1	.1320	Garganda, Agaton.....	3	.6405
Espejo, Juliana.....	2	.3435	Garganda, Valentin.....	1	.2083
Espeleta, Juana.....	1	.0353	Gedaye, Isabel.....	1	.3360
Espeleta, Pablo.....	1	.0602	German, Conсорcia.....	2	15.3978
Espeleta, Sabas.....	1	.0357	German, Fernando.....	3	9.6067
Espeleta, Timotso.....	1	.0323	German, Vicenta.....	4	14.4478
Espelardo, Gregorio.....	1	.1560	Gerodian, Trinidad.....	2	.3670
Espinili, Bernardino.....	1	.1530	Gicana, Anacleto.....	1	.3135
Espinili, Juan.....	2	.3290	Gicana, Eugenia.....	1	.5385
Espinili, Romana.....	1	.1563	Gicana, Eusebia.....	1	.1667
Espinosa, Basilia.....	3	5.7892	Gicana, Fabian.....	1	.2313
Espinosa, Calixto.....	2	6.3488	Gicana, Ines.....	1	.1685
Espinosa, Genaro.....	1	.0950	Gicana, Modesto.....	1	.2167
Espinosa, Numeriano.....	1	.1715	Gicana, Romualdo.....	1	.1860
Espirito, Pedro.....	1	.0300	Gonzaga, Leoncia.....	1	.1665
Estanislao, Severino.....	1	.0442	Gonzaga, Maria.....	1	.1575
Evangelista, Basilia.....	4	19.1363	Gomez, Isidra.....	2	3.8770
Evangelista, Fausto.....	1	.0505	Gomez, Paulina.....	1	.1443
Evangelista, Felix.....	1	.0950	Gomez, Victorino.....	1	.0572
Evangelista, Fernanda.....	1	7.3015	Gonzales, Adriana.....	7	36.6793
Faraon, Doroteo.....	1	.0603	Gonzales, Angel.....	1	.0855
Faraon, Escolastico.....	2	.1425	Gonzales, Angela.....	3	9.7877
Faraon, Fabiano.....	1	13.3207	Gonzales, Anselma.....	1	.1033
Faraon, Felipe.....	1	.0535	Gonzales, Carlos.....	1	.1130
Faraon, Felix.....	1	.2560	Gonzales, Catalino.....	1	.3567
Faraon, Isidoro.....	2	.2760	Gonzales, Eduardo.....	1	.0768
Faraon, Juan.....	1	.1363	Gonzales, Eugenia.....	1	.0492
Faraon, Marcelo.....	1	.0712	Gonzales, Felipa.....	1	.5110
Faraon, Maxima.....	1	.2090	Gonzales, Felisa.....	1	.0788
Faraon, Rufina.....	1	.0770	Gonzales, Francisca.....	1	.0870
Faraon, Victoriano.....	1	.1578	Gonzales, Francisco.....	3	.2882
Faraon, Isabel.....	1	.0892	Gonzales, Hilarion.....	2	1.3933
Fernandez, Braulio.....	1	.1933	Gonzales, Josefa.....	1	.1285
Fernandez, Felipe.....	1	.1115	Gonzales, Juliana.....	1	.1165
Fernandez, Juan.....	2	3.9102	Gonzales, Lazaro.....	4	19.1765
Fernandez, Luisa.....	1	.0875	Gonzales, Marcela.....	1	.0775
Fernandez, Rafael.....	1	.6165	Gonzales, Marcelo.....	1	.0372
Feliciano, Clara.....	7	7.9055	Gonzales, de Mata Maria.....	4	8.2493
Feliciano, Eugenio.....	4	6.0330	Gonzales, Mariano Z.....	3	.2602
Ferguson, Frank J.....	11	325.5088	Gonzales, Nicasia.....	3	21.9845
Ferrer, Santos.....	1	.2902	Gonzales, Pedro.....	2	.3360
Flores, Dionisia.....	5	12.7268	Gonzales, Sixta.....	2	.3368
Flores, Fabian.....	3	3.3297	Gonzales, Tito.....	1	.0260
Flores, Jacoba.....	1	.0985	Gonzales, Tomas.....	2	.2588
Flores, Leoncia.....	1	.2205	Granado, Bernabe.....	1	.2893
Flores, Martin.....	2	.1913	Granado, Damiana.....	1	.6825

*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels purchased.	Area (In acres).	Name of purchaser.	Parcels purchased.	Area (In acres).
<i>Biñan estate—Continued.</i>			<i>Biñan estate—Continued.</i>		
Guerrero, Vicenta.....	1	0.3290	Latagan, Raymundo.....	1	0.2450
Guevara, Fabiana.....	1	.1400	Lauas, Alejandro.....	1	.0680
Guico, Agapito.....	1	.0380	Lauas, Arcadio.....	1	.0792
Guico, Anastacio.....	1	.1480	Lauas, Bonifacia.....	1	.1060
Guico, Aurea.....	1	.1237	Lauas, Toribia.....	1	.0775
Guico, Braulio.....	2	2.8770	Lanchangco, Teresa.....	2	11.3210
Guico, Calixta.....	1	.0830	Laureola, Vicente.....	7	23.5040
Guico, Claro.....	1	.0472	Lavador, Benedicto.....	1	.0723
Guico, Fernando.....	8	36.3113	Lavilla, Cándido.....	1	.1747
Guico, Florentino.....	3	31.7365	Lavilla, Perfecto.....	3	1.0298
Guico, Francisco.....	3	.5215	Layacan, Dorotea.....	1	6.3412
Guico, Graciano.....	1	.1848	Layacan, Ignacio.....	1	.1573
Guico, Ignacio.....	5	6.7747	Layacan, Juan.....	1	.1735
Guico, Josefa.....	1	5.3557	Layacan, Severino.....	2	.1480
Guico, Justa.....	1	.1180	Layao, Cervasio.....	1	.1280
Guico, Leoncia.....	1	.0952	Layao, Mariano.....	1	.1715
Guico, Pedro.....	7	40.0442	Layog, Deogracias.....	1	.1990
Guico, Regino.....	1	.1048	Layos, Dalmacio.....	1	.1247
Guico, Sinforoso.....	4	31.0985	Layos, Natalio.....	2	.4353
Guzman, Anastasia.....	1	.3350	Layos, Pedro.....	1	.1422
Guzman, Bibiana de.....	1	.1190	Layos, Roberto.....	1	.2038
Guzman, Cirila de.....	1	.0945	Layos, Sergio.....	1	.0827
Guzman, Faustina de.....	1	.0710	Layugan, Tomás.....	1	.1770
Guzman, Felipe de.....	1	.3010	Lazareto, Santiago.....	1	.1905
Guzman, Francisco de.....	1	3.2965	Lazcano, Nazario.....	2	.1925
Guzman, Zacarias de.....	1	.1850	Leaño, Pio.....	2	.2863
Hermosa, Benita.....	1	.2055	Legasto, Mauricio.....	2	.1560
Hernandez, Gregorio.....	1	.2600	Legasto, Pedro.....	1	.0565
Herrera, Juliana.....	2	.1510	Legasto, Petrona.....	1	.0967
Hilaga, Leon.....	1	.0982	Legasto, Silverio.....	1	.1388
Infante, Andres.....	2	2.6820	Lejos, Maria de.....	1	.3152
Infante, Antonio.....	1	.2025	León, Pastor L. de.....	2	2.9245
Infante, Pablo.....	2	.3127	León, Pedro L. de.....	4	5.9500
Injornio, Cornelio.....	3	.3168	Lerpido, Anastasia.....	1	.1315
Immenso, Pedro.....	1	.1540	Lerpido, Bonifacio.....	1	.0905
Insorio, Doroteo.....	2	.2595	Lerpido, Margarita.....	1	.1753
Jacinto, Martin.....	1	.2280	Lerpido, Patricio.....	1	.0705
Jaococo, Justiniano.....	12	90.5965	Lerpido, Santiago.....	1	.2072
Jaurigue, Apolonia.....	1	.0710	Lerpido, Severo.....	1	.1385
Jaurigue, Balbina.....	1	.0923	Lerpido, Tiburcio.....	2	1.4355
Jaurigue, Bonifacia.....	1	.0500	Leyva, Anacleto.....	1	.0595
Jaurigue, Claro.....	2	3.6722	Leyva, Barceliza.....	1	.0998
Jaurigue, Gregorio.....	1	.1105	Leyva, Basilla.....	3	3.3007
Jaurigue, José.....	2	.0978	Leyva, Cosme.....	1	5.2425
Jaurigue, Marcelo.....	4	7.6622	Leyva, Eleno.....	2	3.2605
Javier, Catalina.....	2	.1140	Leyva, Esteban.....	2	.1343
Javier, Emigdio.....	1	.1418	Leyva, Melecio.....	2	.1247
Javier, José.....	1	.0652	Leyva, Pedro.....	2	.2848
Javier, Romualda.....	1	.1710	Leyva, Petrona.....	1	.1265
Javier, Sotero.....	1	.0465	Ligaya, Anastasio.....	1	.3170
Jibuan, Rufina.....	1	.0420	Ligaya, Aquilino.....	1	2.3142
Jimena, Isidora.....	1	.1030	Ligtas, Josefa.....	2	4.3283
Jimenez, Aniceto.....	1	.0793	Lijanco, Emilia.....	1	8.3635
Jimenez, Martina.....	3	.5332	Lim, Rosario de.....	1	.1587
Jimenez, Primo.....	1	.0630	Limcanco, Francisco.....	1	.8090
Jimenez, Saturnino.....	3	24.7203	Limcanco, Paulina.....	1	.7377
Joquin, Bernardino.....	1	.2260	Limciangco, Pelagia.....	2	.1458
Jocson, Leoncia.....	2	.2847	Limciangco, Tito.....	1	.0833
Jocson, Rufina.....	2	.2780	Limcanco, Valentina.....	1	.4612
Jordan, Bartola.....	1	.0885	Limosnero, Bibiana.....	1	3.8708
Juson, Barbara.....	1	.0880	Limosnero, Bonifacia.....	1	.1067
Juson, Josefa.....	1	.0742	Limosnero, Ceferino.....	1	.0955
Juson, Macario.....	1	.0895	Limosnero, Escolástico.....	1	.1560
Juson, Maria.....	1	.0313	Limosnero, Justita.....	1	.0745
Juson, Pelagia.....	1	.1048	Limosnero, Maria.....	2	.2275
Juson, Vicente.....	1	.0952	Limosnero, Santos.....	2	.1817
Lacanpueña, Estanislao.....	2	.1720	Limosnero, Simona.....	1	.0653
Lara, Ambrosio.....	1	.2290	Liuanag, Antonina.....	1	.0590
Larcada, Narciso.....	2	.3017	Liuanag, José.....	1	.0332
Lasaga, Felix.....	1	.1443	Liuanag, Martín.....	1	.1558
Lascano, Cirilo.....	1	.1493	Lontoc, Mamerta.....	2	.2267
Lascano, Francisca.....	4	1.0852	López, Francisco.....	1	9.0277
Lascano, Tomasa.....	1	.0630	López, León.....	3	.5518
Lastima, Aquilina.....	2	6.3723	López, Lorenzo.....	1	.5013
Lastima, Francisca.....	1	.0730	López, Lorenzo (old).....	1	.4640
Lastima, Mamerta.....	1	.0740	López, Mariano.....	7	19.5970
Lastima, Vitaliano.....	1	.0582	López, Maria.....	1	.2772
Latag, Petronilla.....	2	.4450			

*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Biñan estate—Continued.</i>			<i>Biñan estate—Continued.</i>		
López, Pedro	1	0.1235	Marquez, Feliciano	1	0.1615
Loyola, Norfacia de	1	.2630	Marquez, Isidro	1	.0997
Loyola, Calixta de	2	3.5565	Marquina, José	1	.0795
Lumagui, Francisco	2	10.0545	Marquina, Julio	1	.1235
Lumagui, Rufina	2	8.1723	Marquina, Marcelino	3	10.4200
Luna, Rufina de	1	.4137	Marquina, Vicenta	4	7.7040
Magante, Juan	8	2.8618	Masangay, Antero	2	.1243
Magante, Regino	5	21.6785	Masangay, Ygnacio	1	.1047
Magcale, Apolonia	4	12.8672	Masangay, Eligio	3	17.4400
Magcale, Camilo	2	8.0238	Masangay, José	2	7.3805
Magcale, Francisco	1	.0342	Masangay, María	1	.1340
Magcale, Martín	1	.1720	Masangay, Ygnacio	1	.4208
Magno, Anacleto	1	.1077	Masusi, Gregoria	1	.0995
Mahalin, Policarpo	2	.2617	Mata, Antonina de	2	.4592
Maloma, Santiago	1	.0797	Mata, Cirilo de	3	1.9863
Malona, Valeriano	1	.1203	Mata, Fabian de	1	.0542
Manabat, Crispina	1	.0623	Mata, Jorge de	2	.0913
Manabat, Teodorico	2	1.3162	Mata, Pablo de	4	21.8030
Manabat, Ysidoro	1	.1275	Mata, Perfecta de	5	14.8730
Manalaysay, Juan	1	.0298	Matauaraw, Santiago	1	.1380
Mance, Alejandra	1	.0482	Maulit, Juan	1	.3920
Mance, Anastacio	1	.0833	Martinez, Clemencia	1	.0755
Mance, Antonia	1	.1035	Medalla, Edilberta	4	18.9887
Mance, Estanislao	2	.3683	Medina, Marcelo	1	.1953
Mance, Hospicia	1	.2770	Medina, Teodora	3	21.5287
Mance, Justo	2	9.9060	Medina, Victorina	1	.1285
Mance, María	2	10.7020	Medina, Victorina	1	.1665
Mance, Patricio	2	.3825	Medina, Victorio	2	.8825
Mance, Rufino	1	.0525	Melgar, Juanita	1	.0738
Mance, Santiago	1	.0605	Mendiola, Angustina	2	.1490
Mance, Isabel	2	.3970	Mendiola, Flaviano	1	.2427
Manila R. R. Co.	1	33.1838	Mendiola, Rosalio	1	.0293
Manzo, Buenaventura	3	12.2325	Menguito, Cornelio	1	.1377
Manzo, Dolores	1	8.3998	Menguito, León	1	.4475
Manzo, Gerarda	2	7.4640	Menguito, Raymundo	1	.0868
Manzo, Gervasia	1	.1222	Mercado, Balbino	1	.3565
Manzo, José	3	3.3015	Mercado, Benita	1	.0815
Manzo, Lorenzo	1	.0772	Mercado, Buenaventura	1	.0790
Manzo, Ponciano	1	1.4653	Mercado, Cirilo	2	.0727
Manzo, Rosenda	1	.0370	Mercado, Eugenia	1	.2218
Manzo, Rufina	1	4.6870	Mercado, Eugenio	1	.3502
Manzo, Tecla	1	.0837	Mercado, Faustina	1	.0888
Manzo, Zacarias	2	7.0140	Mercado, Isidro	1	.0440
Mapano, Placido	1	.1243	Mercado, Juliana	1	.1470
Maqui, Teresa	1	.0890	Mercado, Justo	2	.1772
Maranan, Augustin	1	.1858	Mercado, Macaria	1	.0675
Maranan, Domingo	1	.1605	Mercado, Macraes	1	24.3275
Maranan, Gregoria	3	7.9620	Mercado, Máxima	1	.2595
Maranan, Juliana	1	.0097	Mercado, Modesto	1	.0983
Maranan, Mateo	5	10.2283	Mercado, Primo	1	.0207
Maranan, Severino	1	1.2460	Mercado, Rufino	1	.0660
Maraña, Casimera	1	.2485	Mercado, Saturnino	3	.3100
Marasigan, Gregoria	2	.1317	Mercado, Serapio	1	.0740
Maravilla, Basilio	1	.1495	Mercado, Silvestra	1	.0973
Maravilla, Leocadia	1	.2513	Mercado, Timoteo Y	2	17.7172
Marbella, Rafael	3	15.1880	Mercado, Tomás	1	.0975
Marceliana, Feliciano	1	.1390	Mercado, Tomasas	1	.0848
Marceliana, Jacobina	1	.0997	Mercado, Vincente	1	.1392
Marcella, Domingo	1	.0928	Mendoza, Carmen	5	6.6593
Marcella, Francisca	1	.0862	Mendoza, Clemente	1	.1675
Marcella, Jacinto	2	.1497	Mendoza, Justito	1	.2957
Marcella, Marcelo	1	.1388	Mendoza, Justo	1	1.5163
Marcella, Monico	1	.0755	Mendoza, Margarita	2	8.0232
Marco, Eugenia	1	1.0250	Mendoza, María	1	.3753
Marco, Eusebio	1	.2288	Mendoza, Romualdo	1	.2627
Marfil, Daniel	2	.2060	Mendoza, Sixto	1	.0747
Marfil, Eladio	1	.0380	Miranda, Cecilio	3	12.1763
Marfil, Gregoria	1	.0870	Miranda, Crispina	2	4.9237
Marfil, Isidoro	1	.0805	Miranda, Damaso	1	.0757
Marfil, Magdalena	3	4.4610	Miranda, Dionicia	1	.1023
Marfil, Norberta	2	5.9497	Miranda, Elena	2	.1457
Marfil, Rosendo	2	.2025	Miranda, Elias	2	.4470
Marfil, Tomas	3	4.9270	Miranda, Genaro	1	.3233
Marfil, Victoriano	1	.1185	Miranda, Gregorio	1	.0450
Marfori, Filomena	2	23.3620	Miranda, Hermogines	1	.1710
Marfori, Potenciana	4	15.1690	Miranda, Irineo	1	.0427
Margallo, Antonio	1	.1003	Miranda, Irineo	5	35.6873
Mariquit, Cristobal	1	.0850	Miranda, Juana	2	.3455

Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Biñan estate—Continued.</i>			<i>Biñan estate—Continued.</i>		
Miranda, Justa.....	1	0.0807	Paradina, Severino.....	1	0.1497
Miranda, Laureana.....	2	8.6643	Paranete, Lazaro.....	2	.2348
Miranda, Laureana.....	2	.1182	Parao, Ciriaco.....	1	.0657
Miranda, Leandro.....	1	.1220	Parati, Justo.....	1	.1423
Miranda, Marcelo.....	3	15.6073	Parcon, Antero.....	3	.1722
Miranda, Modesto.....	2	13.0735	Parcon, Baldomera.....	1	.2713
Miranda, Nicolas.....	1	.1812	Parcon, Faustino.....	5	.1950
Miranda, Sergia.....	1	.2020	Parolina, Eulalia.....	1	.3565
Miranda, Trinidad.....	4	6.5143	Parolina, Severo.....	1	.1317
Miranda, Valeriano.....	1	.0330	Pascasio, Apolonio.....	1	.1805
Miranda, Vicente.....	1	.1322	Pascasio, Felipe.....	1	.1077
Molina, Celedonia.....	1	.1710	Pascasio, Juan.....	1	.1675
Molina, Narcisa.....	5	5.4400	Pascasio, Macaria.....	1	.1203
Montañes, Apolonio.....	1	.3465	Pascasio, Rufina.....	1	.0435
Montañes, Cesareo.....	2	.7478	Pascasio, Teodora.....	1	.1225
Montañes, Crispulo.....	1	.6305	Pascual, Calixta.....	1	.0840
Montañes, Eusebio.....	1	.0787	Pascual, Juliana.....	1	.0453
Montañes, Juana.....	1	.2375	Pascual, Ildelonsa.....	2	.0770
Morales, Donata.....	1	.1718	Paular, Estanislao.....	1	.1197
Morales, Eugenio.....	2	.1520	Paulin, Servia.....	2	.3600
Morales, Gregorio.....	3	6.5102	Paz, Josefa de la.....	6	50.0407
Morales, Macaria.....	1	.1195	Pecafia, Ruperto.....	1	.2995
Morales, Mariano.....	1	.1233	Peña, Aniceta.....	3	16.6530
Morales, Victoriano.....	1	.1623	Peña, Apolonio.....	3	.0752
Municipality of Biñan.....	3	1.1825	Peña, Bartolome.....	2	11.7103
Naval, Emiteria.....	1	.6970	Peña, Bacelisa.....	1	.1420
Naval, Faustino.....	1	.2537	Peña, Damaso.....	1	.0920
Naval, Faustino.....	2	.4705	Peña, Francisca.....	1	.1030
Naval, Felix.....	1	.1330	Peña, Leonarda.....	1	.0450
Naval, Geronimo.....	1	.1490	Peña, Ramon.....	3	1.2905
Naval, José.....	1	.0955	Perlas, Pablo.....	1	34.4047
Naval, Josefa.....	1	.0308	Perez, Pabiana.....	1	.2093
Naval, Juana.....	1	.1022	Perez, Francisca.....	1	.1447
Naval, Nazario.....	1	.2628	Perez, Rufino.....	1	1.9858
Naval, Sergio.....	1	.0725	Ponce, Antonio.....	3	.2940
Naval, Tomás.....	1	.0667	Ponce, Joaquin.....	1	.0420
Nello, Silverio.....	1	.8032	Ponce, José.....	1	.1085
Nielo, Regino.....	1	.1370	Potenciano, Bernardina.....	1	5.7017
Nielo, Tiburecio.....	1	.3680	Potenciano, Carmen.....	1	.0555
Nisola, Modesto.....	2	11.2685	Potenciano, Felix.....	2	14.1013
Nolasco, Tomasas.....	1	1.3833	Potenciano, Florencio.....	3	4.3118
Nulat, Ciriaco.....	1	.4030	Potenciano, Francisco.....	2	3.2928
Obispo, Lucia.....	1	.0373	Potenciano, Isidro.....	2	5.6495
Ocampo, Adriano.....	1	.0942	Potenciano, Pablo.....	3	6.6327
Ocampo, Dionisia.....	1	.1500	Potenciano, Paula.....	1	3.6858
Ocampo, Edilberto.....	5	16.6285	Presbitero, Francisco.....	3	.1255
Ocampo, Gregorio.....	1	.3765	Proceso, Lorenza.....	1	.1157
Ocampo, Isabel.....	12	78.7633	Protasio, Isabela.....	1	.0395
Ocampo, José.....	2	10.6670	Purificaslon, Leonila.....	1	.1018
Ocampo, Lorenzo de.....	1	1.1615	Quintos, Engracio.....	4	44.0147
Ocampo, Marcelo.....	2	.3260	Quiogilag, Angel.....	1	1.9678
Ocampo, Ramón.....	6	30.5185	Quiogilag, Braulio.....	3	2.6967
Ocampo, Román de.....	1	.0572	Quisiquisi, Anastasio.....	1	.4343
Ochoa, Andrés.....	1	.0725	Quisiquisi, Fortunata.....	1	.1487
Ochoa, Cesaria.....	1	.0703	Quisiquisi, Gaspar.....	1	.2570
Odon, Primo.....	1	.2785	Quisiquisi, Regino.....	1	.2020
Oliveros, Isidoro.....	1	.0475	Ramirez, Aleja.....	1	.3433
Oliveros, José.....	1	.1252	Ramirez, Anastacio.....	1	.0872
Ordoñez, Leonadio.....	1	.1433	Ramos, Dionisia.....	1	.0970
Pabalán, Cecilia.....	1	.1795	Ramos, Domingo.....	1	.0728
Pabalán, Gregorio.....	3	.1810	Ramos, Eulalia.....	1	.1095
Pabalán, Guillermo.....	1	.0615	Raymundo, Arcadio.....	1	.2337
Pabalán, Rufino.....	1	.0807	Requinto, Justiniana.....	1	.2108
Pabalán, Segunda.....	1	.0798	Revilla, Francisca.....	1	.5395
Padua, Catalina.....	6	69.8127	Revilla, Magdalena.....	4	23.2487
Padua, Estanislao L.....	4	13.3738	Reyes, Ambrosio.....	3	15.6712
Padua, Francisca.....	1	14.1340	Reyes, Aniceta.....	1	.1340
Padua, Gerarda.....	1	.0922	Reyes, Bernardo.....	2	8.0405
Padua, León.....	1	.4933	Reyes, Catalina.....	1	.1178
Padua, Lucas.....	3	13.0622	Reyes, Ciriaco.....	1	.0575
Padua, Perfecta.....	1	.0923	Reyes, Crisanto.....	1	.0892
Pagtachan, Joaquin.....	1	.0565	Reyes, Domingo.....	2	.2983
Pagula, Cirilo.....	1	.0787	Reyes, Doroteo.....	4	14.1102
Palermo, Maria.....	3	16.4798	Reyes, Eligio.....	1	.0435
Palma, Mariano.....	5	2.7057	Reyes, Eusebia.....	1	.0928
Papa, Eulalia.....	1	.1155	Reyes, Felipe.....	1	.1812
Paradina, Gliceria.....	3	9.1020	Reyes, Francisco.....	1	.1415
Paradina, Maria.....	1	.0868	Reyes, Gerarda.....	1	.1543

Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Biñan estate—Continued.</i>			<i>Biñan estate—Continued.</i>		
Reyes, Gregoria de los.....	1	0.2240	Samson, Macaria.....	1	0.0402
Reyes, Gregoria.....	1	.0872	Samson, Martin.....	2	.2470
Reyes, Gregorio.....	1	.1748	Samson, Maximiana.....	1	.1835
Reyes, Gregorio, in community with sister and brother.....	1	.0782	Samson, Salome.....	1	.1328
Reyes, Hilarion.....	3	3.4995	Samuel, Guillermo.....	1	.0737
Reyes, Isidro.....	1	7.2670	Sanchez, Andrés.....	1	.0278
Reyes, Juan.....	1	.9110	Sanchez, Aniceto.....	1	.0510
Reyes, Juliana.....	1	.1183	Sanchez, Domingo.....	1	.0875
Reyes, Juliana de los.....	1	.0677	Sanchez, Epifania.....	1	.0765
Reyes, Leoncia.....	1	.0868	Sanchez, Estanislao.....	1	.0205
Reyes, Lucia.....	5	10.2695	Sanchez, Maximo.....	3	.3760
Reyes, Marciano.....	1	.7187	Sanchez, Nicolas.....	1	.0470
Reyes, Maria.....	7	31.0575	Sanchez, Pablo.....	1	.1020
Reyes, Mariano.....	4	.8083	Sanchez, Pantaleon.....	1	.3535
Reyes, Matea.....	1	.1185	Sanchez, Pio.....	1	.0375
Reyes, Melecio.....	1	.3090	Sanchez, Rosendo.....	4	3.7080
Reyes, Modesta.....	1	.0775	Sanchez, Tomás.....	1	.2835
Reyes, Modesto.....	5	27.6855	Sanchez, Toribia.....	1	.0305
Reyes, Petrona.....	1	.1610	Santi, Hilario.....	2	.1740
Reyes, Ramon.....	1	.1975	Santiago, Guillermo.....	1	.0605
Reyes, Rufina.....	1	.1352	Santos, Andres de los.....	1	.1600
Reyes, Severino.....	1	.2418	Santos, Ciríaca de los.....	1	.1130
Reyes, Telesfora.....	1	.0476	Santos, Felix de los.....	1	.2437
Reyes, Tomas.....	1	.0458	Santos, Jorge de los.....	1	.1345
Rianzares, Ana B.....	6	14.2358	Santos, de Lejos, José.....	1	.1190
Ricafor, Pedro.....	1	.1003	Santos, Juan de los.....	2	.1498
Riofrio, Clara.....	1	.1137	Santos, Maximina de los.....	1	.1990
Riofrio, Engracia.....	2	5.3530	Santos, Venancia de los.....	1	.2085
Riofrio, Francisca.....	1	.0728	Santos, Vicente de los.....	1	6.7500
Riofrio, Manuel.....	1	.1427	Sarasa, Macaria.....	1	.0957
Riomalos, Teodora.....	1	.0903	Sarasa, Ysidoro.....	1	.0343
Rivera, Cesario.....	1	.4322	Sarmiento, Eulogio.....	1	.0600
Rivera, Leonela.....	1	.0423	Sarmiento, Francisco.....	2	.6327
Rivera, Silvino.....	4	.3945	Sarmiento, Leocadia.....	3	1.7543
Rivera, Tomás.....	2	.3102	Sarmiento, Luisa.....	1	.0745
Rivera, Valentin.....	1	.0735	Sarmiento, Numeriano.....	1	.3380
Rizal, Conon.....	1	.1858	Sarmiento, Pablo.....	3	6.1643
Rizal, Mercado Felipa.....	4	52.0955	Saul, Severo.....	2	1.0665
Rosa, Canuto de la.....	1	.2275	Saul, Simplicio.....	1	.1735
Rosa, Matea Santa.....	1	.3582	Saul, Vicenta.....	2	.2317
Rosario, Alejandra.....	3	5.7895	Savillo, Antonino.....	1	.0483
Rosario, Catalino del.....	1	.1893	Seguerra, Crispulo.....	1	.0757
Rosario, Escolastico del.....	1	.0892	Seguerra, Estanislaua.....	1	.0475
Rosario, Hospicio del.....	1	.0373	Seguerra, Ignacio.....	1	.1025
Rosario, Sabas.....	1	.1525	Seguerra, Juan.....	1	.1168
Rosas, Macaria de.....	2	.4635	Seguerra, Luisa.....	1	.1365
Roxas, José.....	1	.0940	Seguerra, Simplicio.....	1	.0825
Roxas, Justo.....	1	.2145	Segui, Lazara.....	1	.1660
Roxas, Regino.....	1	.0822	Segui, Victor.....	3	.5932
Roxas, Salvadora.....	3	8.0948	Segui, Victoriano.....	1	.1595
Rubio, Engracia.....	5	7.6835	Sevillo, José.....	1	.2160
Salandanan, Dionicio.....	2	10.5250	Sidan, Maria.....	1	.0943
Salandanan, Eustaquio.....	1	.3147	Silva, Adela.....	6	22.7302
Salandanan, Francisca.....	1	.1218	Silva, José de.....	1	.4403
Salandanan, Irineo.....	1	.1152	Silva, Pastor de.....	23	163.0912
Salandanan, Isidora.....	2	.1248	Silva, Zacarias de.....	6	7.1750
Salandanan, Lucia.....	1	.1345	Silvestre, Elenteria.....	1	.0972
Salandanan, Manuel.....	1	.0495	Sison, Celestino.....	1	.0818
Salandanan, Marcelino.....	1	.1457	Sison, Maria.....	1	.0840
Salandanan, Mariano.....	2	.7843	Sison, Mariano.....	1	.0555
Salandanan, Modesto.....	2	.1842	Sison, Martin.....	2	.2975
Salandanan, Pedro.....	1	.0668	Tadeo, Justa.....	1	.0550
Salandanan, Simeon.....	1	.0772	Tanael, Anastasio.....	3	6.3913
Salandanan, Simona.....	1	.2043	Tanael, Fernando.....	1	.0735
Salandanan, Teodoro.....	1	.2247	Tanael, Perpetuo.....	1	.1655
Salaysay, Juan.....	2	5.4108	Tangana, Vicente.....	2	.3357
Salomon, Francisca.....	1	.1060	Tanganco, Rufino.....	1	.1238
Salomon, Vicente.....	2	.6435	Tandingco, David.....	1	.0822
Salonga, Victoriano.....	1	.1285	Tañedo, José.....	1	.0327
Samaniego, Aristón.....	1	.1215	Tatulin, Anacleta.....	1	.0973
Samaniego, José.....	1	.1295	Taytay, Emiteria.....	1	.0295
Samson, Alejandro.....	1	.1415	Taytay, Juan.....	1	.2088
Samson, Doroteo.....	1	.1785	Tenorio, Derotea.....	1	.1587
Samson, Felix.....	1	.1420	Téfido, Angel.....	1	.1383
Samson, Gavino.....	2	1.7542	Téfido, Blas.....	1	.2005
Samson, Juan.....	4	3.1933	Téfido, Luciana.....	1	.0527
Samson, Justo.....	1	.1585	Tiongco, Celerino.....	3	157.1383
			Toledo, Eugenia.....	1	.1062

*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Biñan estate—Continued.</i>			<i>Biñan estate—Continued.</i>		
Tolentino, Ciriaco.....	1	0.1105	Yaptinchay, Julia.....	6	23.0167
Torres, Brigido.....	1	.1730	Yaptinchay Maria.....	17	124.2778
Torres, Eulalio.....	1	.0855	Yaptinchay, Pablo.....	7	68.9510
Trinidad, Enrica A.....	1	.6303	Yatco, Angela.....	2	14.1752
Trinidad, Florentino.....	1	.1175	Yatco, Catalina.....	2	.2973
Trinidad, Guadalupe C.....	1	.1662	Yatco, Emilio.....	1	12.1810
Trinidad, Lina A.....	3	10.1925	Yatco, Emiterio.....	4	7.3680
Trinidad, Maxima C.....	1	.4110	Yatco, Filomena.....	1	.1805
Tuason, Pedro.....	1	.0693	Yatco, Higinio.....	1	.0357
Umale, Guillermo.....	1	.2017	Yatco, Isabel.....	4	33.6515
Urbano, Severo.....	1	.0390	Yatco, Isidro.....	3	1.0075
Valdez, Catalina.....	1	.2100	Yatco, José.....	13	114.8153
Vazquez, Ana.....	1	3.2140	Yatco, Juliana.....	1	.2545
Vazquez, Ana, and Vazquez, Leoncia.....	1	10.7435	Yatco, Laureana.....	1	7.9112
Vazquez, Castor.....	3	8.4103	Yatco, Leoncio.....	11	103.2583
Vazquez, Castor, and Castrillo, Faustino.....	1	.2605	Yatco, Leonila.....	2	8.6490
Vasquez, Leoncia.....	5	13.8212	Yatco, Lutgarda.....	4	45.8827
Velarde, Andres.....	4	23.7555	Yatco, Manuel.....	3	3.5130
Velarde, Gaudencia.....	1	2.4448	Yatco, Nicolasa.....	2	2.3338
Velarde, Gregorio.....	1	1.2792	Yatco, Petrona.....	6	18.7270
Velarde, Perpetua.....	1	6.3098	Yatco, Salud.....	5	40.1102
Velazco, Andrea.....	1	8.1522	Yatco, Segundo.....	1	.1097
Velazco, Joaquin.....	3	14.1840	Ylem, Guillermo.....	1	.1148
Velazco, Lazaro.....	6	15.4193	Yncomio, Francisco.....	1	.0315
Velazco, Marcelina.....	1	.1100	Zagala, Fausta.....	1	.1225
Velazco, Maria.....	2	3.5812	Zalazar, Agustina.....	1	.1705
Velazco, Pedro.....	4	13.1880	Zalazar, Brigido.....	1	.2235
Velazco, Rosendo.....	4	15.6040	Zalazar, Enrique.....	1	.0702
Velazco, Teodoro, and Rosendo.....	1	.1793	Zalazar, Macario.....	2	.3053
Velazco, Theodore.....	2	7.5180	Zalazar, Nicolasa.....	1	.0768
Velazco, Vicente.....	3	8.1702	Zalazar, Tomas.....	1	.0667
Veracruz, Angel.....	2	10.7558	Zamora, Anastasio.....	1	.0955
Veracruz, Faustino.....	3	19.1340	Zamora, Crisanto.....	2	15.8675
Veracruz, Ildefonso.....	1	.1827	Zamora, Eleno.....	1	.0275
Veracruz, Marcelina.....	1	2.2002	Zamora, Graciano.....	1	1.3355
Veracruz, Pelagio.....	1	.1670	Zamora, Gregorio.....	2	.2693
Veral, Jacinto.....	4	2.6878	Zamora, Mauricio.....	1	.1495
Veral, Maria.....	1	.1947	Zamora, Pedro.....	1	.1612
Veral, Teodoro.....	2	.2863	Zarraga, Agripino.....	4	18.8898
Verdey, Fermin.....	1	.0915	Zarraga, Benedicto.....	1	6.1135
Versosa, Fabian.....	1	.1115	Zarraga, Crisanta.....	2	7.8042
Versosa, Mariano.....	1	.1242	Zarraga, Esteban.....	5	23.9360
Vicente, Agatona.....	3	8.7338	Zarraga, Francisco.....	23	118.7890
Vidal, Epifanio.....	1	.2465	Zarraga, José.....	3	13.2703
Villalon, José.....	2	6.5875	Zarraga, Josefa.....	2	6.1380
Villano, Isabel.....	1	.0165	Zarraga, Juliana.....	1	19.2162
Villanueva, Ana.....	1	.1252	Zarraga, Luisa.....	1	.5690
Villanueva, Antonio.....	3	4.5110	Zarraga, Manuel.....	10	35.5190
Villanueva, Engracia.....	1	.1003	Zarraga, Maximo.....	3	5.0388
Villanueva, Fermina.....	1	.0937	Zarrate, Antonia.....	1	.0710
Villanueva, Gavino.....	2	.4873	Zarrate, Geronimo.....	1	.0377
Villanueva, Gelacio.....	1	.0680	Zarrate, Ilonorio.....	2	9.3653
Villanueva, Josefa.....	1	4.5802	Zarrate, Perpetuo.....	1	.0972
Villanueva, Juliana.....	1	.0190	Zarrate, Roman B.....	1	.0758
Villanueva, Maria.....	1	.1600	Zarzadias, Isidoro.....	1	.0940
Villanueva, Maria.....	1	.6470	Zarzadias, Isidro.....	1	.8107
Villanueva, Norberto.....	1	4.7580	Zarzadias, Juliana.....	1	.0823
Villanueva, Ramon.....	9	25.7435	Zavalla, Angel.....	8	236.4640
Villanueva, Servulo.....	6	10.9343	Zavalla, Juliana.....	1	.4055
Villanueva, Teresa.....	1	.0802	Zavalla, Ramon.....	1	19.8825
Viroya, Patricia.....	1	.0713	Zavalla, Roberto.....	1	.0662
Vivar, Ignacio.....	1	.1317	Zavalla, Romana.....	2	10.4073
Vivar, Simeona de.....	5	14.4250	Zavalla, Teodora.....	1	.4377
Vivar, Teodora.....	1	.1240	Zorrilla, Norberto.....	1	.0088
Walt, Charles II.....	1	.2335			
Yambao, Damiana.....	1	.1630	<i>Culamba estate.</i>		
Yambao, Gerarda.....	1	.1898	Archbishop of Manila.....	1	1.4740
Yambao, Juan.....	1	.1857	(1 purchaser; 1 sale; 1.4740 acres.)		
Yambao, Saturnina.....	2	.2763			
Yambao, Sixta.....	3	24.3270	<i>Dampol estate.</i>		
Yapchulay, Mariano.....	1	.3618	Acuña, Casimira.....	1	.1038
Yapchulay, Pablo.....	1	.5080	Acuña, Juliana.....	1	.1447
Yaptinchay, Bibiana.....	5	11.5985	Acuña, Macaria.....	2	.7123
Yaptinchay, Guido.....	5	3.0100			
Yaptinchay, Josefa.....	5	16.8568			



*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Dampol estate—Continued.</i>			<i>Dampol estate—Continued.</i>		
Acuña, Mamerta.....	1	0.0600	Cruz, Serapio de la.....	1	0.6903
Acuña, Mamerto.....	1	.3752	Cruz, Simon de la.....	1	.5795
Acuña, Pedro.....	1	.5110	Cruz, Tomasa Santa.....	2	.4870
Acuña, Domingo.....	1	.6460	Cruz, Toribio de la.....	1	.3300
Adriano, Andres.....	2	3.2598	Cruz, Toribio de la.....	1	.2450
Adriano, Euebio.....	2	5.0105	Crisostomo, Exequiel.....	1	.3132
Adriano, Mariano.....	1	.5357	Cuebo, Agaton.....	1	.2563
Alba, Antonio.....	1	51.1003	Cuebo, Bonifacia.....	1	.4170
Alba, Gaspar.....	3	3.8742	Cuebo, Juana.....	2	4.8847
Alba, Severo.....	1	.2855	Dayrit, Estanislao.....	1	3.1425
Aleandrino, Gervacio.....	2	95.7955	Dimagiba, Victoriano.....	2	1.0690
Aleandrino, Marcelo.....	3	2.1618	Domingo, Andres.....	1	.3733
Alejandro, Adriano.....	1	.3505	Domingo, Teodora.....	1	.1087
Alejandro, Manuel.....	1	.4715	Espiritu, Ambrosio.....	1	.7710
Alejo, Melencio.....	1	.4532	Espiritu, Aniceto.....	1	.3358
Ana, Anastacia Santa.....	1	.1550	Espiritu, Damaso.....	2	1.4465
Ana, Isabel Santa.....	1	.6655	Espiritu, Daniel.....	1	.4855
Ana, Lorenzo Santa.....	1	4.9823	Espiritu, Eustaquia.....	1	.2825
Ana, Raymunta Santa.....	1	1.7225	Espiritu, Francisco.....	1	.7785
Ana, Serapia Santa.....	4	9.9107	Espiritu, Jacobo.....	1	.2632
Anchores, Mariano.....	3	1.0295	Espiritu, Juan.....	1	.8905
Angeles, Lorenzo.....	1	.6848	Espiritu, Lázaro.....	1	.3880
Angeles, Tomas.....	1	.4702	Espiritu, Macario.....	1	.0728
Angelo, Antonia.....	1	.2640	Espiritu, Manuel.....	1	.3660
Angelo, Benigno.....	1	97.0835	Espiritu, Martin.....	1	.2987
Aquino, Isabel.....	1	.4050	Espiritu, Silvestre.....	1	.2990
Aquino, Melencio.....	1	.4478	Espiritu, Tomás.....	1	.3588
Aquino, Norberto.....	1	.1527	Euebio, Fausto.....	1	.3002
Arendaño, Eustaquio.....	5	163.4300	Euebio y Castro, Fausto.....	1	.0978
Ayllon, Conrado.....	4	111.9035	Euebio, Florentino.....	2	.6352
Bernabe, Felix.....	1	.1402	Euebio, Francisco.....	1	.1420
Bernaldo, Estanislao.....	1	.4008	Euebio, Maria.....	1	.5700
Bernardo, Esteban.....	1	.7860	Euebio, Pantaleon.....	1	.1903
Bernardo, Marcos.....	1	.4002	Euebio, Pedro.....	1	.1357
Buktaw, Lázaro, Cat.....	1	109.1760	Euebio, Tiburcio.....	1	1.0713
Calderon, Epifanio.....	1	.2475	Faustino, Andres.....	1	.2612
Calderon, Francisca.....	1	.1655	Faustino, Basilia.....	1	.4068
Calderon, Fulgencio.....	1	.1032	Fernando, Augustin.....	1	.5237
Calderon, Juan.....	1	.5203	Fernando, Gregorio.....	2	.9385
Calderon, Lázaro.....	1	.4687	Fernando, Pablo.....	1	.6350
Calderon, Mariano.....	1	.4208	Gabriel, Alejandra.....	1	.6358
Caleon, Andres.....	1	.3097	Gabriel, Fragdilo.....	1	.7472
Caleon, Catalino.....	1	.3465	Gabriel, Simon.....	1	.2175
Caleon, Cipriano.....	1	.2373	Galvez, Mónica.....	2	158.3745
Caleon, Norberto.....	1	.3747	Galvez, Severo.....	1	.3890
Caleon, Tomás.....	1	.3120	Gallardo, Clemente.....	1	.3490
Caleon, Toribio.....	1	.2105	Gallardo, Máxima.....	1	.4385
Camitan, Cornelia.....	1	.0878	Gatchalian, Cosme.....	1	.4998
Camitan, Raymundo.....	1	.9187	Gatchalian, Matias.....	1	.8795
Camitan, Valeriano.....	1	.2065	Gatchalian, Teodoro.....	1	.4102
Camua, Pascual.....	1	.6905	Garcia, Liberato.....	1	.1025
Camua, Vicente.....	1	.3785	Garcia, Nicolas.....	2	.6840
Candelaria, Victorina.....	1	.4313	Garcia, Pelagio.....	1	.5515
Capala, Luciano.....	1	3.6305	Garcia, Segundo.....	1	.5363
Caparas, Mariano.....	1	.2350	Gerónimo, Romualdo.....	1	.8427
Cardenas, Catalina.....	1	1.9372	Gonzales, Pedro G.....	3	147.8585
Casal, Manuel.....	1	319.6838	Grimaldo, Gregoria.....	1	1.1245
Castillo, Doroteo del.....	1	.8325	Guevarra, Isabelo.....	1	.4435
Castillo, Juan del.....	1	.5705	Icasiano, Jacinto.....	1	65.8828
Castillo, Lucio del.....	2	2.7755	Ignasio, Fernando.....	1	.9445
Castro, Castro.....	1	.6145	Ignasio, Pedro.....	1	.8790
Castro, Claro.....	5	61.9915	Ignasio, Timoteo.....	1	.6527
Castro, Santiago de.....	2	.2062	Javier, Alberto.....	1	2.1155
Celis, Catalina.....	1	.1750	Jauco, Agata.....	1	.3470
Celis, Luis.....	1	.5118	Jauco, Florentino.....	1	.5563
Constantino, Martin.....	1	.6652	Jauco, Mariano.....	1	.4450
Constantino, Segunda.....	2	.8608	Jesus, Policarpo de.....	3	52.3270
Cruz, Elias de la.....	1	1.6237	José, Apolinia.....	1	.3717
Cruz, Emiterio M. de la.....	1	.5330	José, Manuel.....	1	.4843
Cruz, Felipe de la.....	1	.5770	José, Rufina.....	1	.4890
Cruz, Gregorio de la.....	1	.1375	José, Salvador.....	1	1.2510
Cruz, José de la.....	1	.2370	Joson, Fausta.....	1	.3262
Cruz, Laureana de la.....	1	1.2330	Joson, Maria.....	1	.5458
Cruz, Mariano de la.....	1	.7218	Joson, Pedro.....	1	.1990
Cruz, Narciso de la.....	1	2.2950	Joson, Raymundo.....	1	.3170
Cruz, Nicolas de la.....	1	.5487	Leoncio, Catalino.....	1	.2127
Cruz, Pablo de la.....	1	.1425	Leoncio, Eulogio.....	1	.7578
Cruz, Pedro Santa.....	1	.8850			

Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.

Name of purchaser.	Parcels purchased.	Area (In acres).	Name of purchaser.	Parcels purchased.	Area (In acres).
<i>Dampol estate—Continued.</i>			<i>Dampol estate—Continued.</i>		
Leoncio, Pedro	1	1.7290	Reyes, Pascual de los	1	0.4048
Lipana, Miguel	1	.8350	Reyes, Pastor	1	.3855
Lipana, Patricio	1	.4335	Reyes, Roman M.	3	.8220
Lorenzo, Casimiro	1	.7805	Reyes, Valeriano de los	1	.3257
Lorenzo, Epifanio	1	.2485	Rivera, Simeon de	1	.0943
Lorenzo, Gregoria	1	.6025	Roco, Catalino	1	.0890
Lorenzo, Liberato	1	.2165	Rosario, Francisco del	1	2.0457
Lorenzo, Maria	1	.1135	Rosario, Josefa del	1	.1493
Lucas, Basilio	1	.2250	Rosario, Raymunda del	1	5.1085
Lucas, Benigno	1	.3695	Ruiz, Angel	1	.5277
Lucas, Bonifacio	1	.5945	Ruiz, Graciana	1	.6660
Lucas, Lucio	1	.8897	Salvador, Adriano	1	.5435
Lucas, Natalio	2	2.0208	Santiago, Laureana	2	1.0033
Lucas, Rufina	1	.9102	Santiago, Maximino	1	3.7075
Lucas, Ignacio	1	.4218	Santiago, Saturnino	1	.3632
Lumaqui, Fabian	1	.2282	Santiago, Segunda	1	.1063
Lumaqui, Maria	1	1.9703	Santos, Asuncion de los	1	.2357
Luna, Adriano	1	.5382	Santos, Epifanio de los	1	.6455
Maglonso, Ambrosia	1	.4478	Santos, Francisco de los	1	.8845
Maglonso, Jacinta	1	.3760	Santos, Froilan de los	1	.3328
Maglonso, Maria	1	.3162	Santos, Gregorio de los	1	1.4842
Magsacay, Simeon	1	.2408	Santos, Joaquin de los	1	.0753
Manabat, Eleno	1	.4170	Santos, José de los	1	1.6367
Mañio, Ignacio	1	.2192	Santos, Macario de los	1	.1100
Marcelo, Eulalia	1	.9890	Santos, Magdalena de los	1	.3663
Marcelo, Felix	2	1.8167	Santos, Marcos de los	1	.1997
Marcelo, Juan	1	.1185	Santos, Pedro de los	1	.2378
Mariano, Agustin	2	98.3835	Santos, Valentin de los	1	.5322
Marifias, Mamerto	1	.7085	Santos, Valeriano de los	1	.8775
Marifias, Simon	1	.5955	Santos, Vicente de los	1	.1730
Marques, Pedro	1	.1490	Santos, Vidal	1	.5298
Martia, Bruno	1	.1503	Saracho, Gabina	2	.8567
Mayoyo, Francisco	1	.1987	Sarmiento, Martina	1	.2383
Miranda, Andrés	1	.4800	Sayo, Bonifacia	1	.1750
Miranda, Domingo	1	.2328	Serrano, Leonardo	1	.1005
Miranda, Feliciano	1	.6422	Silverio, Ignacia	1	.2097
Miranda, Isabel	1	.2620	Sleeper, C. H.	1	.2250
Miranda, Leocadio	1	1.0590	Tamayo, Maria	1	.4945
Miranda, Maximina	1	.7923	Tamayo, Silverio	1	.3495
Miranda, Vicenta	1	.3777	Teodoro, Melencio	1	.3978
Morales, Lázaro	3	1.0850	Teodoro, Tomás	1	.3523
Morales, Niclasa	2	1.0415	Tiongco, Maria	1	.4390
Morales, Severino	1	.2040	Tiongson, Eduardo	1	.8125
Pacheco, Andrés	1	.1753	Tobias, Antero	1	.4245
Pacheco, Martina	1	.1743	Tobias, Ines	1	.5970
Pacheco, Simeon	1	.5350	Tolentino, Antonia	1	.7628
Pacheco, Tereza	1	.2795	Tolentino, Domingo	1	.5607
Pangan, Macaria	1	.2117	Tuason, Catalina	1	.3335
Pangan, Ponciano	1	.9925	Tuason, Doroteo	1	1.0543
Pangan, Saturnina	1	.3248	Tuason, Máximo	1	1.4185
Pascual, Angelo	2	1.2670	Tuason, Pablo	1	.5777
Pascual, Isabel	1	.0992	Vera, Ciriaco de	1	.4323
Pascual, Maximo	1	.2368	Vera, Simeon de	1	.4190
Pecatuste, Florentino	1	.1360	Victoria, Antonia	1	.5057
Pedro, Gregoria San	1	.5905	Victoria, Mateo	1	.5975
Pedro, Juan San	1	1.7415	Villa, Juan	1	.5713
Pedro, Severino S.	1	.8467	Villena, Macario	1	.4985
Pilapil, Eduardo	1	.6320	293 purchasers; 347 sales;		
Pilapil, Sabina	2	.1648	1,829.4415 acres.		
Pollicarpo, Luis	3	1.4850	<i>Guiguinto estate.</i>		
Polintan, Tomas	1	.2590	Adriano, Gregorio	1	.1623
Ramos, Dionisia	1	.5892	Agustin, Bartolome	3	36.3035
Ramos, Domingo	1	.3843	Alano, Juan	5	67.2597
Ramos, Manuel	1	.0777	Alcantara, Ciriaco	1	.1055
Reyes, Anacleto	2	99.7468	Alcantara, Domingo	1	.0628
Reyes, Andres	1	1.4807	Alcantara, Juan	1	.2837
Reyes, Catalino	1	.1220	Alcantara, Laureano	1	.1565
Reyes, Cirilo de los	1	.0940	Alcantara, Regino	1	.1710
Reyes, Damaso de los	1	.1895	Alcantara, Simplicio	1	1.3233
Reyes, Gregorio de los	1	.2078	Alcantara, Vicente	1	.2165
Reyes, Guillermo de los	1	.1717	Alcoriza, Pedro	1	.1507
Reyes, Ignasia de los	1	.3600	Alday, Balbino	1	.1715
Reyes, Jacinto	1	.7220	Also, Mariano	1	.2948
Reyes, Josefa de los	1	.1578	Also, Roberto	1	.3495
Reyes, Juan de los	1	.9267	Ana, Eleno Sta.	1	.1070
Reyes, Juan de los, 2nd	1	.1475	Ana, Marcelo Santa	1	.1487
Reyes, Marcelo de los	1	.5075			
Reyes, Mariano de los	1	.7595			

*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area in acres).
<i>Guiguinto estate—Continued.</i>			<i>Guiguinto estate—Continued.</i>		
Ana, Patricio Sta. ....	1	6.6373	Cruz, Enriquez C. ....	4	13.6250
Angeles, Elias. ....	2	8.1987	Cruz, Feliciano C. ....	1	.1930
Angeles, Luis. ....	1	.1993	Cruz, Feliciano de la. ....	4	5.3413
Angeles, Melesio. ....	1	.1437	Cruz, Florentina de la. ....	1	.1545
Angeles, Regina. ....	3	21.9783	Cruz, Gabriel de la. ....	1	.1122
Angelo, Carlos. ....	1	.2910	Cruz, Gabriel de la. ....	1	.2205
Angelo, Policarpio. ....	1	1.6935	Cruz, Gabriela de la. ....	1	.2770
Angelo, Zoilo. ....	1	.3862	Cruz, Gerónimo C. ....	1	.1113
Araja, Mariano. ....	1	.1025	Cruz, Gil de la. ....	1	.1907
Arceo, Andrés. ....	1	.1433	Cruz, Hermogena de la. ....	2	2.3643
Arceo, Catalina. ....	1	.0997	Cruz, Isaac C. ....	2	6.9852
Arceo, Julian. ....	1	.2383	Cruz, Isidro de la. ....	1	.2910
Asuncion, Pascual. ....	1	.1610	Cruz, Juan de la. ....	1	.2820
Avendaño, Alejo. ....	2	6.7692	Cruz, Leon de la. ....	1	.3885
Avendaño, Francisco. ....	1	19.7313	Cruz, Manuel de la. ....	1	.2705
Avendaño, Hugo. ....	3	16.1897	Cruz, Maria de la. ....	1	.1248
Avendaño, Rita. ....	1	.1375	Cruz, Mariano de la. ....	1	.1892
Baesa, Juana. ....	1	.1200	Cruz, Mateo de la. ....	2	.5430
Balagtas, Juan. ....	1	.1333	Cruz, Miguel de la. ....	1	.1563
Balagtas, Pedro. ....	1	.0630	Cruz, Nicolas de la. ....	1	.4022
Baltazar, Gregoria. ....	2	16.4365	Cruz, Pablo de la. ....	1	.5068
Bautista, Bernardino. ....	3	.6125	Cruz, Pedro de la. ....	2	4.4700
Bautista, Dalmacio. ....	1	.1445	Cruz, Paxedes C. ....	9	17.8425
Bautista, Martina. ....	1	14.3545	Cruz, Raymundo de la. ....	1	.2120
Bautista, Maxima. ....	1	.1517	Cruz, Rosenda de la. ....	1	13.2352
Bautista, Saturnino. ....	1	4.8983	Cruz, Teodorica de la. ....	1	.1818
Bernardo, Cayetano. ....	10	72.4597	Cruz, Vicenta de la. ....	1	.2485
Bernardo, Pedro. ....	12	48.6038	Dayao, Faustino. ....	3	14.0077
Bernardo, Raymundo. ....	2	26.7067	Demafeliz, Brigida. ....	2	.4513
Bondoc, Macario. ....	1	.2223	Diego, Cayetano San. ....	1	.1207
Buendia, Gil. ....	4	32.5275	Dimagiba, Pedro. ....	12	49.2408
Buendia, Nicolas. ....	5	37.7352	Diego, Pedro S. ....	1	5.9605
Bulaong, Bernardino. ....	3	6.0298	Dionisio, Cirilo. ....	3	7.6245
Bulaong, Doroteo. ....	2	43.4387	Dionisio, Pablo. ....	1	.1647
Bulaong, Pedro. ....	1	.1345	Domingo, Doroteo. ....	1	.1763
Bulaong, Timoteo. ....	1	7.7998	Domingo, Epifanio. ....	1	.4040
Calulang, Leon. ....	1	.2600	Domingo, Francisco. ....	1	.2930
Calara, Feliciano. ....	1	.1990	Domingo, Juan. ....	2	.6050
Calara, Macario. ....	2	.5135	Domingo, Juliana. ....	1	.1265
Calara, Manuel. ....	2	6.7052	Domingo, Liberato. ....	1	.1760
Calayag, Anticeto. ....	1	.2330	Domingo, Maria. ....	1	.0942
Caluag, Andrés. ....	2	19.4705	Domingo, Miguel. ....	1	.0965
Caluag, Epifanio. ....	1	.4493	Domingo, Partaleona. ....	1	.1165
Caluag, Felix. ....	1	.2587	Domingo, Rafael. ....	1	.1725
Camua, Abundio. ....	3	7.5313	Enriquez, Fulgencia. ....	1	2.8520
Camua, Domingo. ....	1	.2060	Enriquez, Pedro. ....	3	22.6385
Camua, Fausto. ....	1	.1327	Espiritu, Bedasto. ....	1	2.7653
Camua, José. ....	1	.2800	Espiritu y Crisóstomo, Carlos. ....	1	.5087
Camua, Tiburcio. ....	2	2.0923	Espiritu, Cris. ....	1	6.2633
Capulong, Antonia. ....	1	.3440	Espiritu, Emiterio. ....	2	5.2878
Capulong, Raymundo. ....	2	1.0932	Espiritu, Nazario. ....	1	10.0047
Carpio, Feliciano. ....	1	.2385	Estares, Luis. ....	2	1.3122
Castillo, Hermógenes. ....	3	3.6365	Esteban, Mariano. ....	1	.2253
Castillo, Verónica. ....	1	.1568	Estrella, Eulogio. ....	1	.2797
Catipunan, Agustina. ....	1	.2245	Eugenio, Leoncio. ....	1	1.7400
Catipunan, Lucia. ....	1	.1445	Evangelista, Federico. ....	3	.4348
Catipunan, Marcelino. ....	1	.1957	Facundo, Andres. ....	1	.1110
Catipunan, Margarita. ....	1	.0660	Fajardo, Marcelo. ....	1	.0940
Centeno, Domingo. ....	5	10.8905	Faustino, Mariano. ....	3	32.2552
Centeno, Hermógenes. ....	2	15.3805	Fernando, Escolastico. ....	1	.1580
Centeno, Mauricio. ....	1	6.4095	Fernando, Juan. ....	11	18.1850
Centeno, Vicente. ....	6	14.5033	Fernando, Simon. ....	3	16.0640
Cervantes, Bonifacio. ....	1	.5535	Figuerola, Jacinta. ....	6	27.0123
Clemente, Agustín. ....	2	.4567	Figuerola y Manalq, Pedro. ....	8	43.2645
Clemente, Magdalena. ....	3	31.1805	Gabriel, Nicolas. ....	1	.0950
Clemente, Roman. ....	1	.0888	Gachalian, Anacleto. ....	2	33.9385
Concepción, Agripina. ....	7	37.8770	Gachalian, Juan. ....	2	19.1540
Concepcion, Manuel. ....	1	2.2350	Gachalian, Severino. ....	1	.1440
Concepcion, Marcelino. ....	1	13.1885	Garcia, Alejandro. ....	2	7.3585
Constantino, Luciana. ....	2	.3852	Garcia, Juan. ....	1	4.2625
Crisóstomo, Miguel. ....	2	.3368	Garcia, Romana. ....	1	.4300
Cruz, Agustín de la. ....	2	.4497	Garcia, Simon. ....	1	6.9895
Cruz, Antonio de la. ....	2	.6533	Garcia, Vicente. ....	6	6.7118
Cruz, Balbina C. ....	1	.2000	Gaspar, Juliana. ....	1	4.5890
Cruz, Bruno de la. ....	2	24.0155	Gaspar, Paulino. ....	1	6.6970
Cruz, Calixto de la. ....	1	.2762	Gaspar, Silvestre. ....	1	.0802
Cruz, Cipriano de la. ....	1	.1473	Gatchalian, Andrés. ....	1	.1745
Cruz, Lido de la Domingo. ....	4	23.4232	Gatchalian, Juan. ....	1	.1755

*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels pur- chased.	Area (In acres).	Name of purchaser.	Parcels pur- chased.	Area (In acres).
<i>Guiguinto estate—Continued.</i>			<i>Guiguinto estate—Continued.</i>		
Gatchalian, Manuel	1	0.1238	Manalo, Pablo	1	0.2508
Gatchalian, Tomas	1	.3102	Mariano, Juan	1	.7905
Gatchalian, Policarpio	1	1.0083	Marquez, Estefania	1	.2930
Gatmaitan, Claro	1	.2200	Martin, Leon	1	.2377
Gatmaitan, Leoncio	1	.3806	Martin, Marcelino	2	1.3735
Gerónimo, Pascual	1	.7705	Mateo, Milencio	4	11.6357
Gonzales, Estanislao	1	7.1240	Mendoza, Alejandro	2	11.0470
Gonzales, Eucebio	1	.4182	Mendoza, Antonio	1	.1968
Gonzales, Florentina	1	6.2953	Mendoza, Cayetano	1	.0870
Gonzales, Fulgencio	1	.3527	Mendoza, Cecilio	2	2.8990
Gonzales, Juan	1	.1633	Mendoza, Hipolito	1	.2847
Gonzales, Mariano	3	7.9180	Mendoza, Ignacio	2	3.1155
Gonzales, Matias	1	14.8752	Mendoza, Rosenda	2	134.8165
Guiya, Petronilo de	4	11.3925	Mendoza, Sinforosa	1	4.7950
Gutierrez, Agapita	1	.1713	Mendoza, Victor	6	10.9188
Gutierrez, Alejandro	3	15.1732	Miguel, Alejandro	1	.2205
Gutierrez, Carlos	1	.2600	Miguel, Pedro	1	.2232
Guzman, Antonio de	3	7.3150	Morales, Petra	1	.1488
Guzman, Engracia de	1	11.7580	Natividad, Hermogenes	1	.3005
Guzman, Esperanza de	3	.4143	Navarro, Isabelo	1	1.3710
Guzman, Maria de	1	9.2077	Nicolas, Bernardo	1	.4300
Hernandez, Antonio	1	.1328	Nicolas, Eucebio	1	.1337
Hernandez, Eugenia	1	4.2210	Nicolas, Melchor	1	26.0565
Hernandez, Francisco	2	3.6840	Pagsanghan, Anastacio	1	.2240
Hernandez, Honorato	1	4.8920	Pagtalunan, Claro	1	.2293
Hernandez, Isidoro	1	.1610	Pagtalunan, Isidro	1	.1352
Hernandez, Ploquinto	1	.1315	Pagtalunan, Juan	1	.0753
Hernandez, Raymundo	1	.1747	Pagtalunan, Luis	4	11.8710
Hernandez, Sabina	1	.1628	Pagtalunan, Matias	1	.1800
Hilario, Alejandro	1	.2240	Pagtalunan, Pantaleon	4	3.0035
Hilario, Florentina	1	.1352	Pagtalunan, Rufino	1	.1652
Hilario, Francisco	1	26.9370	Paguia, Agustina	3	15.5128
Hilario, Juan	1	.2355	Paguia, Bonifacio	2	.2452
Hilario, Marciano C.	1	8.4445	Paraiso, Bernabe	1	.2365
Hilario, Prudencio	1	.2095	Pascual, Andres	2	47.6327
Ico, Ventura	1	.1715	Pascual, Gregorio	1	27.5210
Jacinto, Juan	3	1.8925	Pedro, Leon San	1	.1198
Jacinto, Santiago	1	.3278	Perez, Domingo	1	.1297
Jesus, Antonio de	1	.1312	Perez, Getulio	3	23.9715
Jesus, Fulgencio de	1	.2083	Perez, Juliana	1	9.1035
Jesus, Ignacio de	3	4.7627	Pingol, Andrea	1	.4633
Jesus, Tomas de	1	.1585	Pingol, Dionisio	1	.2567
José, Anastacio	2	.2640	Pingol, Eugenio	1	3.3203
José, Antonio	1	.3430	Pingol, Jacinto	1	.1495
Jose, Verónico	1	.5910	Pingol, Macario	1	.1680
Joson, Agripino	1	12.2890	Pitco, Feliza	6	36.8007
Joson, Agustín	1	.4038	Principe, Eucebia	1	.2645
Joson, Baldomero	5	12.0195	Principe, Juan	1	.1488
Joson, Basilio	1	10.2377	Punongbayan, Maximo	2	11.8030
Joson, Florentina	1	4.8633	Punongbayan, Pedro	2	9.1345
Joson, Florentino	1	.3192	Punongbayan, Soriano	1	.1465
Joson, Gerónimo	1	5.0123	Punongbayan, Victor	3	14.3575
Joson, Hilario	4	22.7765	Quiros, Gabino C.	1	22.8910
Joson, Juan	3	6.5582	Ramirez, Antonino	1	.0430
Joson, Maria	1	.1863	Ramirez, Dionisio	1	.2112
Joson, Santiago	1	3.5675	Ramirez, Simeon	1	.2070
Joson, Sixto	1	.1740	Ramos, Catalino	1	.2943
Joson, Tereza	4	11.8225	Ramos, Cirila	1	15.9945
Julian, Ramon	2	11.0355	Ramos, Evaristo	2	8.7470
Juson, Braulio	1	.1715	Ramos, Emeteria	1	.1927
Juson, Hilario	1	.2472	Ramos, Estanislao	1	3.6615
Juson, Silvestre	1	.3365	Ramos, Fidel	1	.1435
Landawan, Mariano	1	.1345	Ramos, Nazaria	4	26.9390
Laquindanum, Francisco	3	13.7155	Ramos, Tomas	1	.1503
Lázaro, Clemente	1	.3008	Raymundo, Flaviano	1	16.5645
Lázaro, Ruperto	1	.1835	Raymundo, Justiniano	1	.0782
Leon, Mariano de	1	39.7035	Raymundo, Martina	1	13.4820
Limuco, Pedro	1	.1620	Raymundo, Venancio	1	.0755
Linag, Agustín	3	3.6942	Resurreccion, Basilio	1	.3315
Linag, Mariano	1	.1518	Reymundo, Justiniano	2	13.7758
Lopez, Policarpio	1	1.7290	Reymundo, Teodora	3	18.0477
Luriano, Gregoria	1	.2250	Reyes, Catalino	1	.1450
Luciano, Magdalena	1	.2060	Reyes, Lorenzo	1	.4338
Lumabas, Alejandra	1	.2585	Reyes, Macario	1	.2190
Maclang, Antonio	1	.5080	Reyes, Marcos	4	22.2635
Maclang, Bonifacio	1	.2747	Reyes, Maria	1	.1675
Maclang, José	1	1.2493	Reyes, Nicolas	1	.4047
Maclang, Palaton	1	.6170	Reyes, Nicolas de los	1	.1650
Madlangacay, Agustín	1	.4257	Reyes, Pascual	1	.2015
Magpayo, Ciriaco	1	1.4603	Reyes, Rafael	1	.1658
Manabat, Leon	1	.1942	Reyes, Teodorico	1	.2312
Manahan, Feliciano	1	.2365			

*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Guiguinto estate—Continued.</i>			<i>Guiguinto estate—Continued.</i>		
Robles, Bernarda de.....	1	8.8300	Villafuerte, Melencio.....	4	5.1122
Robles, Florentino de.....	2	2.5405	Villafuerte, Miguel.....	1	.1733
Robles, Lorenzo de.....	2	33.4803	Villafuerte, Ramon.....	1	.0882
Robles, Miguel Tolentino de..	3	3.2962	Villanueva, Pedro.....	2	.2623
Robles, Pedro de.....	1	.1760	Villanueva, Tomas.....	1	.1632
Robles, Policarpio de.....	1	.1900	Villegas, Bacilio.....	2	.2225
Robles, Segunda de.....	1	.1870	415 purchasers; 681 sales;		
Robles, Teodoro E. de.....	1	.0745	2,314.6627 acres.		
Robles, Tomas de.....	1	.0908			
Rodrigo, Martina.....	2	15.0632	<i>Isabela estate.</i>		
Rodriguez, Eucebio.....	1	.1690	Agoada, Cipriano.....	2	.8322
Rodriguez, Mariano.....	1	.1990	Alindayu, Gonzalo.....	2	2.7990
Rodrigo, Martina.....	7	74.2800	Al-lauigan, Faustino.....	2	5.1285
Roque, Cornelio.....	2	2.7605	Ampa, Domingo.....	3	10.4745
Roque, Lucas.....	1	.1348	Angoluan, Benido.....	2	1.4777
Roque, Martin.....	1	.1100	Antonio, Bonifacio B.....	2	4.6370
Roque, Prudencio.....	1	.2215	Antonio, Mariano B.....	2	4.9365
Rosario, Prudencio del.....	3	3.5297	Baddungun, Apolonio.....	1	.1435
Rosario, Roberto del.....	1	.1253	Badua, Crispulo.....	5	7.1053
Sacay, Augustin.....	1	.3047	Balacanan, Jose.....	2	4.8993
Sacay, Aguilino.....	1	.1610	Baltazar, Leon.....	6	7.2567
Sacay, Lorenzo.....	1	.2453	Binoya, Domingo.....	1	.7508
Salonga, Ivaristo.....	1	.2037	Bulan, Flaviano.....	2	4.0527
Sampaña, Bernardo.....	1	6.4100	Calantes, Victorio.....	3	5.1365
Sampaña, Servando.....	2	2.4028	Calafigan, Gerónimo.....	2	2.2535
Santiago, Agustin.....	1	.2202	Campos, Benito.....	2	3.0345
Santiago, Cesario.....	1	.2065	Cauayan, municipality of.....	1	1.7007
Santiago, Esteban.....	1	.1698	Gadia, Ambrosio.....	2	6.6018
Santiago, Esteban.....	3	3.8620	Gamia, Leon.....	2	2.5827
Santiago, Flaviano.....	1	.1920	Gamiaio, Ambrosio.....	3	4.8415
Santiago, Lazaro.....	2	7.3675	Gamiaio, Domingo.....	2	3.4905
Santiago, Maria.....	3	9.9870	Gamiaio, Feliciano.....	2	3.1687
Santiago, Mariano.....	1	.2405	Gamiaio, Sebastian.....	4	4.2765
Santiago, Paula.....	1	.1187	Gaimao, Teodorico.....	3	3.6895
Santiago, Sotero.....	1	2.3833	Juan, Máximo.....	3	3.2395
Santos, Carlos de los.....	1	.1662	Labao, Benito.....	1	.2558
Santos, Emiterio de los.....	1	.1705	Labrador, Alberto.....	1	2.1043
Santos, Engracio de los.....	2	1.2730	Labrador, Gaspar.....	3	3.9310
Santos, Facundo de los.....	1	.3160	Labrador, Hipolito.....	2	4.6443
Santos, Feliciano de los.....	1	.2300	Lemú, Juan.....	1	2.0947
Santos, Honorato.....	2	1.8555	Macasuray, Leocadia.....	3	3.3345
Santos, Jorge.....	1	.5415	Maddela, Matias.....	2	9.2657
Santos, Manuel de los.....	1	.1988	Masitul, Felipe.....	1	.3133
Santos, Mariano de los.....	1	.1420	Raymundo, Camilo.....	2	3.7045
Santos, Raymundo de los.....	1	.3995	Sauat, Mateo.....	2	3.4425
Sarli, Fausto.....	1	.1410	Sauat, Tomas.....	2	3.5390
Sarmiento, Bartolome.....	1	.1287	Sayud, Angel.....	1	.2065
Serrano, Faustino.....	1	.1493	Semana, Apolonio.....	7	7.9907
Serrano, Marta.....	1	.0442	Sifigapan, Gaudiano.....	2	2.7970
Serrano, Pantaleon.....	1	.1995	Sifigapan, Narciso.....	2	2.5775
Soriano, Geronima.....	1	.2233	40 purchasers; 93 sales;		
Tanguengco, Jose.....	1	5.3270	148.7113 acres.		
Tolentino, Anastacio.....	1	.2145	<i>Lolomboy estate.</i>		
Tolentino, Benigno.....	1	.2602	Archbishop of Manila.....	1	4.1020
Tolentino, Bonifacio.....	1	.2755	1 purchaser; 1 sale;		
Tolentino, Damaso.....	1	.2860	4.1020 acres.		
Tolentino y Concepcion, Francisco.....	1	.5523	<i>Melinta estate.</i>		
Tolentino y Mendoza, Francisco.....	1	.1327	Acuña, Francisco.....	2	13.9290
Tolentino y Gatchalian, Miguel.....	1	.1528	Acuña, Gregorio.....	1	3.7743
Tolentino, Monico.....	1	.1795	Acuña, Narciso.....	1	4.0302
Tolentino, Pascual.....	1	.3215	Acuña, Telesfora.....	3	12.8250
Tolentino, Simeon.....	1	.3275	Aguilar, Segundo.....	1	6.6495
Tolentino, Ynocencio.....	3	18.0155	Aguilar, Vicente.....	1	4.0693
Tormo, Mariano.....	1	7.9235	Alarcon, Doroteo.....	5	7.4040
Ventura, Estefania.....	1	.2435	Alarcon, Baldomero.....	1	3.8380
Ventura, Marcela.....	1	2.8612	Alarcon, Dimas.....	3	14.9867
Ventura, Rafael.....	1	.2280	Alarcon, Feliciano.....	1	5.3375
Ventura, Vicente.....	2	5.8080	Alberto, Macario.....	5	30.7225
Victoria, Emiteria.....	1	.1778	Alcántara, Juaná.....	3	9.2095
Villafuerte, Andres.....	1	.1597	Alcaras, Petrona.....	3	17.6955
Villafuerte, Benjamin.....	1	.0695	Alejandro, Bernardo.....	1	3.1913
Villafuerte, Francisco.....	1	.1805	Alejandro, Maria.....	2	25.8292
Villafuerte, Gertrudes.....	1	.4330			
Villafuerte, Matias.....	2	.3843			

*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Melinta estate—Continued.</i>			<i>Melinta estate—Continued.</i>		
Alejandro, Salvador.....	1	7.8078	Blanco, Dionisio.....	1	8.2445
Alejandro, Nazaria.....	1	.6367	Bollas, Januario.....	2	12.5835
Alejo, Mariano.....	1	12.5920	Bonifacio, Evaristo.....	1	10.3998
Alfonzo, Fernando.....	1	2.7145	Bonifacio, Fulgencio.....	1	6.1107
Anselmo, Alejandro.....	1	19.1125	Bordador, Eustaquio.....	2	7.0040
Anselmo, Marciano.....	2	21.3958	Buenaventura, Cornelia.....	6	28.4308
Anselmo, Plácido.....	1	9.2815	Buenaventura, Juana.....	1	4.0782
Andaya, Lorenzo.....	1	4.4780	Buenaventura, Marcelo.....	6	80.3443
Andrés, Bernardo S.....	1	7.8385	Bularan, Gregorio.....	1	1.2575
Andrés, Eleuterio San.....	3	9.8090	Cabral, Arcadio.....	1	4.6025
Andrés, Esteban San.....	1	6.2952	Cabral, Juan.....	1	.7890
Andrés, Eugenio San.....	1	.8595	Cabral, Juan.....	4	6.4332
Andrés, Evaristo de S.....	1	17.6923	Cabral, Pedro.....	2	1.5223
Andrés, Juan San.....	1	7.7942	Cabral, Sotero.....	4	12.8315
Andrés, Saturnino San.....	4	43.0883	Cabral, Victoriano.....	1	14.7275
Andrés, Teodora San.....	2	13.4970	Caco, Pedro.....	2	4.0560
Angeles, Benito de los.....	1	13.8457	Cándido, Paulino.....	3	8.7607
Angeles, Esteban de los.....	2	6.0820	Cándido, Raymundo.....	3	30.1800
Angeles, Geronimo.....	3	40.9318	Candido, Romana.....	1	6.2055
Angeles, Miguella de los.....	4	5.0285	Candido, Segundo.....	1	3.2215
Angeles, Telesforo de los.....	1	.1872	Cantillon, Bernabe.....	2	8.2548
Antonio, Catalino.....	2	13.8713	Cantillon, Domingo.....	2	.8465
Antonio, Crispino.....	3	1.2410	Cantillon, Julian.....	2	3.0692
Antonio, Eugenio.....	4	4.9062	Capalad, Catalina.....	4	23.6365
Antonio, Flaviana.....	1	1.4035	Capistrano, Modesta.....	2	4.3005
Antonio, Macaria.....	2	2.5133	Capistrano, Pablo.....	1	4.0365
Antonio, Marcos.....	2	6.5202	Carreon, Benedicta.....	1	5.3028
Antonio, Roberto.....	1	8.2658	Carreon, Pedro.....	1	9.4080
Antonio, Ygnacio.....	1	5.7807	Carreon, Silverio.....	1	9.8562
Aquino, Ambrocio.....	2	6.0850	Casas, Isidoro.....	1	8.4945
Aquino, Francisca.....	2	3.2723	Casimiro, Hermógenes.....	2	33.3590
Aquino, Mariano.....	1	6.3540	Castillo, Anastacio del.....	1	2.2005
Aquino, Pedro.....	1	4.7335	Castillo, Vicente del.....	1	6.5250
Araneta, Apollinaria.....	1	14.0267	Castro, Apolonio de.....	1	2.0793
Aravilla, Serafin.....	1	6.6240	Cayco, Maria.....	2	2.7827
Arguelles, Francisco.....	1	8.1618	Celedonio, Celestina.....	3	10.9068
Arias, Florentina.....	1	10.6525	Cerdeña, Canuto.....	1	6.6412
Artais, Alejandro.....	1	1.2680	Chungco, Mariano.....	1	8.4530
Atanacio, Anacleto.....	1	4.3932	Concepcion, Celilio.....	2	.9460
Atanacio, Juana.....	1	6.3473	Concepcion, Eustaquio.....	4	3.1810
Baldomero, Antonio.....	2	32.2312	Concepcion, Florentino.....	1	.3873
Baldomero, Francisco.....	3	30.4763	Concepcion, Marcos.....	1	8.0257
Baldomero, Pedro.....	1	18.6025	Constantino, Arcadio.....	5	118.4373
Balmacida, Josefa.....	2	6.7165	Constantino, Laureano.....	1	7.1425
Banco, Mariano de.....	1	2.4052	Contreras, Antonio.....	1	1.9062
Baquiran, Clara.....	1	.7655	Contreras, Ignacia.....	1	8.3355
Barason, Cándida.....	2	9.6615	Cortes, Mariano.....	1	6.3195
Bartolome, Aguedo.....	3	5.4435	Cortes, Mauricia.....	1	7.6108
Bartolome, Antonino.....	1	1.7418	Cruz, Agustina de la.....	1	1.0580
Bartolome, Escolastica.....	1	2.9805	Cruz, Alfonza de la.....	1	10.1580
Bartolome, Hilarion.....	1	4.8770	Cruz, Anacleto de la.....	3	8.1270
Bartolome, Leonarda.....	1	12.6985	Cruz, Anacleto de la.....	1	5.6897
Bartolome, Maria.....	1	2.5205	Cruz, Aniceto de la.....	1	1.8113
Bartolome, Mariano.....	3	11.3612	Cruz, Antonino de la.....	1	4.5027
Bartolome, Pedro.....	1	2.0805	Cruz, Bartolome de la.....	3	4.9307
Bass, James H.....	9	33.6420	Cruz, Basilio de la.....	2	4.8592
Bastian, Dorotea de.....	1	1.0168	Cruz, Cárlos de la.....	5	37.2045
Bautista, Calixto.....	1	12.2705	Cruz, Cayetano de la.....	3	4.6708
Bautista, Florencio.....	1	19.7120	Cruz, Daniel de la.....	1	15.0247
Bautista, Francisca.....	1	12.4585	Cruz, Dionisio de la.....	2	4.3428
Bautista, Francisca.....	1	5.2807	Cruz, Elias de la.....	1	4.3120
Bautista, Luis.....	1	7.2228	Cruz, Emiliano de la.....	1	26.0035
Bautista, Maria.....	1	1.0475	Cruz, Evaristo de la.....	1	20.4342
Bautista, Remigio.....	2	73.8735	Cruz, Federica de la.....	1	.4345
Bautista, Saturnino.....	7	21.6450	Cruz, Flaviano de la.....	1	1.0165
Bautista, Simeon.....	2	6.7570	Cruz, Florencio de la.....	2	5.7410
Bautista, Toribio.....	1	8.6000	Cruz, Francisca de la.....	3	11.3885
Bautista, Vicente.....	1	.1027	Cruz, Gabriela de la.....	1	4.1003
Benitez, Ismael.....	1	11.5815	Cruz, Gregorio de la.....	2	1.9177
Bernal, Bartolome.....	2	14.1375	Cruz, Guillermo de la.....	1	7.5700
Bernardino, Anastacio.....	1	1.3353	Cruz, Isidro de la.....	1	1.2868
Bernardino, Benedicto.....	2	9.8922	Cruz, Isidro de la.....	1	.3540
Bernardino, Eugenio.....	1	1.8070	Cruz, Josefa de la.....	1	4.2680
Bernardino, Hermógenes.....	1	4.3300	Cruz, Juan de la.....	2	3.6712
Bernardino, Juan.....	3	10.5785	Cruz, Julian de la.....	1	6.7405
Bernardino, Mariano.....	1	9.7260	Cruz, Lorenzo de la.....	1	3.9965
Bernardino, Miguel.....	3	22.9338	Cruz, Martin de la.....	1	12.9685
Bervoso, Adriano.....	1	.5177	Cruz, Matias de la.....	1	.4315

*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Melinta estate—Continued.</i>			<i>Melinta estate—Continued.</i>		
Cruz, Maximo de la .....	1	4.7935	Dimition, Macario .....	2	26.1183
Cruz, Nicolasa de la .....	1	14.6035	Dimition, Tomas .....	2	7.7567
Cruz, Patricio de la .....	3	5.3133	Dionisio, Diego .....	1	4.3773
Cruz, Paulino de la .....	4	4.6765	Dionisio, Mateo .....	1	6.7125
Cruz, Pedro de la .....	5	10.0567	Dionisio, Pioquinto .....	1	3.7935
Cruz, Pedro de la .....	1	4.6390	Dionisio, Vicente .....	1	2.3907
Cruz, Perfecta de la .....	1	9.0838	Divino, Rufino .....	2	1.8215
Cruz, Regino de la .....	1	2.7500	Dison, Luciano .....	1	7.7800
Cruz, Santiago de la .....	3	6.2297	Dison, Ventura .....	2	10.3738
Cruz, Severino de la .....	1	8.2975	Disor, Timotea .....	1	7.1260
Cruz, Severino de la .....	1	16.2155	Docabo, Luisa .....	1	1.6822
Cruz, Sotero de la .....	1	1.5705	Docabo, Martin .....	1	7.0130
Cruz, Venancio de la .....	1	.9383	Docabo, Pedro .....	2	8.2525
Cruz, Vicenta de la .....	4	3.8025	Dolorito, Francisco .....	2	14.7645
Cruz, Victoriana de la .....	1	.7695	Doma, Maria .....	1	.0658
Cruz, Zacarias de la .....	1	8.1617	Doma, Solomon .....	1	.4547
Crespo, Florencio .....	2	13.8418	Doma, Simeon .....	1	.4950
Crespo, Juan .....	1	8.8912	Domingo, Alfonza .....	2	20.2623
Crespo, Marta .....	3	14.6565	Domingo, Ana .....	2	2.9507
Crespo, Paula .....	2	11.7850	Domingo, Bernardino .....	1	3.1763
Cuadra, Domingo .....	1	8.5525	Domingo, Crisanto .....	2	7.4017
Cuadra, Emilio .....	1	18.2755	Domingo, Dionisio .....	2	5.2368
Cuerpo, Patricio .....	8	75.3813	Domingo, Felipe .....	1	4.7842
Dael, Policarpo .....	3	18.0730	Domingo, Ignacio .....	4	33.2225
Daez, Adriano .....	4	19.0357	Domingo, Leondegario .....	2	18.9135
Daez, Esteban .....	2	85.8615	Domingo, Lorenzo .....	1	10.1513
Daez, Esteban .....	3	30.4558	Domingo, Marcelo .....	1	3.1955
Daez, Juan .....	2	5.2602	Domingo, Pedro .....	1	4.5575
Daet, Juan .....	2	11.3853	Domingo, Petronilo .....	1	3.1080
Dalag, Claro .....	1	4.9230	Don, Juan .....	1	3.3507
Dalag, Juan .....	1	8.8632	Don, Lorenzo .....	1	9.9383
Dantes, Ceferino .....	1	11.1993	Doon, Cecilio .....	1	1.0695
Dantes, Marciana .....	1	6.0920	Doon, Dalmacio .....	1	3.2730
Dantes, Prudencio .....	1	11.5795	Doon, Eligio .....	1	2.2350
Dantes, Tomasa .....	1	19.7265	Doon, Saturnino .....	2	7.9275
Daradar, Esteban .....	2	14.2612	Doon, Simeon .....	2	5.2552
Darilag, Vicente .....	1	7.1590	Dotado, Leon .....	1	.7833
Darjuan, Teodora .....	2	1.4518	Drueco, José .....	1	22.8205
Dar Lucio, Cenon .....	1	5.9642	Drueco, Pedro .....	1	17.8310
Dar Lucio, Toribio .....	1	4.0558	Dudos, Marcelino .....	3	24.6237
Data, Feliciana .....	1	5.4050	Dudos, Sixta .....	2	27.2453
Data, Lucia .....	2	7.4572	Duebo, Modesta .....	1	1.8517
Data, Rita .....	2	2.4358	Dulalia, Cándido .....	4	10.4103
Deato, Gabriel .....	3	22.5682	Dulalia, Cecilio .....	1	5.6392
Deato, Pascual .....	3	10.8268	Dulalia, Hermogena .....	1	1.7573
Defiesta, Hilaria .....	2	10.8835	Dulalia, Marcela .....	3	12.9300
Defiesta, Isabel .....	1	8.7945	Dulalia, Pablo .....	1	10.0725
Defiesta, Romualda .....	2	13.8862	Domigpe, Francisco .....	2	18.0242
Delfin, Rosendo .....	3	28.5413	Dumigpi, Tomas .....	2	11.0155
Delica, Maria .....	1	4.2777	Duke, Faustino .....	8	63.4045
Delica, Toribio .....	2	8.8595	Durán, Ceferino .....	1	3.0258
Delmentes, Maria .....	1	.8435	Durán, Juana .....	2	14.7382
Dalupio, Manuel .....	4	23.6830	Durán, Raymundo .....	3	41.8213
Denoga, Ludovico .....	1	9.5748	Durapa, Maximo .....	1	.9257
Deniega, José .....	1	8.9320	Duyor, Enebio .....	1	4.6535
Denilla, Joaquin .....	2	5.5300	Esguerra, Juan .....	1	1.0705
Deonon, Crisanto .....	1	5.0502	Espiritu, Adriano .....	1	4.0175
Deonon, Máxima .....	1	8.5668	Espiritu, Florentino .....	1	14.6655
Deonon, Miguel .....	1	6.0392	Espiritu, Segundo .....	1	1.0512
Desmontes, Florencio .....	1	.9688	Esteban, Eugenio .....	1	20.5563
Desor, Crispulo .....	1	1.9395	Esteban, Felipe .....	2	7.2470
Diano, Silvestra .....	1	16.8617	Esteban, Francisco .....	1	10.3307
Diaz, Julian .....	2	3.2800	Esteban, Julian .....	1	1.7143
Diego, Basilio San .....	2	14.8783	Esteban, Maximo .....	1	5.8400
Diego, Benedicto San .....	1	7.4682	Esteban, Nicolas .....	1	5.0247
Diego, Diego San .....	2	5.3893	Esteban, Tomasa .....	2	9.5510
Diego, Lorenzo S. .....	1	11.2025	Eugenio, Atanacio .....	1	.8693
Diego, Lorenzo San .....	1	6.8035	Eugenio, Consolación .....	1	4.5757
Diego, Mariano San .....	1	21.3207	Eugenio, Joaquina .....	2	2.8703
Diego, Mariano San .....	1	6.3465	Eugenio, José .....	2	15.6300
Dila, Baldomero .....	2	5.9550	Eugenio, Marcelo .....	1	2.1810
Dila, Feliciana .....	1	24.7380	Eugenio, Maria .....	2	2.2432
Dila, Feliciana .....	4	11.2610	Eugenio, Martin .....	2	10.4210
Dila, Marcelo .....	3	16.0028	Eugenio, Moises .....	2	4.8125
Dimitillo, Bonifacio .....	1	5.2890	Eugenio, Pedro .....	1	1.3475
Dimitillo, Maria .....	1	6.5347	Eugenio, Pedro .....	1	.7483
Dimitillo, Quintin .....	1	1.3613	Eustaquia, Leoncia .....	1	2.3617
Dimition, Alejandro .....	1	22.3607	Evangelista, Alfonzo .....	2	1.8693

Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Melinta estate—Continued.</i>			<i>Melinta estate—Continued.</i>		
Evangelista, Catalino.....	2	0.4125	Guansing, Ence, for the municipality of Polo.....	1	1.9370
Evangelista, Rosa.....	2	7.0533	Guillermo, Jacinta.....	1	3.8675
Faustino, Cayetano.....	2	8.8433	Guillermo, Sebastian.....	1	3.8810
Faustino, Epifanio.....	1	5.2087	Gula, Paulino de.....	1	8.3505
Faustino, Juan.....	1	3.8300	Gula, Pedro de.....	4	8.4928
Faustino, Maria.....	1	2.0305	Gula, Victor de.....	1	2.0415
Faustino, Telesforo.....	1	2.9010	Gutierrez, Eulogia.....	2	4.6635
Feliciano, Pedro.....	1	15.9505	Guzman, Agustín de.....	1	7.6070
Fernando, Isabelo.....	4	39.8505	Guzman, Andres de.....	1	9.3520
Flores, Romualdo.....	1	1.6605	Guzman, Claro de.....	1	5.3585
Francía, Cipriano.....	1	10.5348	Guzman, Damian de.....	2	2.2007
Francisco, Anacelto.....	1	.1935	Guzman, Diego de.....	1	6.4558
Francisco, Andrés.....	4	27.9180	Guzman, Eliceo de.....	1	1.4080
Francisco, Angeles.....	1	7.5727	Guzman, Juan de.....	1	5.8290
Francisco, Basilia.....	1	7.1068	Guzman, Macaria de.....	1	3.1715
Francisco, Basilio.....	3	29.8307	Guzman, Mariano de.....	1	8.2760
Francisco, Benito.....	2	1.9123	Guzman, Mariano de.....	1	2.1820
Francisco, Canuta.....	1	13.8045	Guzman, Mateo de.....	1	1.1405
Francisco, Claudio.....	1	8.7157	Guzman, Romana de.....	1	3.5505
Francisco, David.....	1	1.6888	Guzman, Severino de.....	1	7.5277
Francisco, Dolores.....	2	2.1687	Guzman, Vicenta de.....	1	.9400
Francisco, Domingo.....	1	10.3895	Hernandez, Melesio.....	3	42.0348
Francisco, Donato.....	1	2.1498	Herrera, Dominga.....	8	16.6537
Francisco, Eduardo.....	1	.7970	Hipólito, Buenaventura.....	2	1.2508
Francisco, Estanislao.....	2	43.0150	Hipolito, Catalino.....	2	12.0530
Francisco, Esteban.....	1	.8137	Ignacio, Adriana.....	1	12.5055
Francisco, Eugenio.....	1	18.0265	Ilocto, Tomás.....	2	5.8432
Francisco, Eucebio.....	2	9.9285	Inocencio, Nicanor.....	1	6.6710
Francisco, Feliciano.....	4	9.1518	Jacinta, Alfonso.....	1	10.8098
Francisco, Gerónimo.....	1	11.6515	Jacinto, Gerónima.....	1	11.2762
Francisco, Gregorio.....	1	21.2710	Jacobo, Fortunato.....	1	24.1823
Francisco, José.....	3	13.7352	Jacobo, Gregorio.....	2	25.7332
Francisco, Juan.....	1	11.1345	Jesus, Andrea de.....	1	4.9908
Francisco, Juana.....	2	1.3415	Jesus, Angeles de.....	1	3.5802
Francisco, Maria.....	1	1.6158	Jesus, Angeles de.....	1	8.4625
Francisco, Malta.....	1	7.8382	Jesus, Francisco de.....	1	4.5230
Francisco, Maxima.....	1	1.4148	Jesus, Liseria de.....	1	5.3513
Francisco, Meliton.....	1	8.8317	Jesus, Maria de.....	1	6.3582
Francisco, Nazaria.....	1	2.8158	Jesus, Pedro de.....	2	19.4293
Francisco, Pascual.....	2	15.1645	Jesus, Pedro de.....	1	.5655
Francisco, Petra.....	1	19.7250	Jesus, Vicente de.....	1	6.6725
Francisco, Rosa.....	1	14.1402	Jiongco, Liberato.....	1	13.4902
Francisco, Santiago.....	1	5.3345	Joaquin, Nemesio.....	2	6.1108
Francisco, Silvino.....	1	3.4050	Jose, Basilio de San.....	1	6.1947
Francisco, Simplicio.....	1	.7168	José, Remigio.....	1	2.0720
Francisco, Valentin.....	1	.1770	Juan, Anastacio.....	1	9.1338
Francisco, Victoriano.....	3	6.1130	Juan, Ciríaco.....	1	8.7625
Francisco, Zacarias.....	1	8.7622	Juan, Cornelio.....	2	11.2437
Gabriel, Buenaventura S.....	1	.4483	Juan, Cristeto.....	1	16.4028
Gabriel, Cirilo.....	1	15.4150	Juan, Cristeto.....	2	6.9447
Gajudo, Serapia.....	4	3.9857	Juan, Francisco.....	7	13.1213
Gallardo, Tomás.....	3	6.1440	Juan, Francisco.....	2	18.1165
Galicía, Fortunato de.....	2	5.3813	Juan, Juana San.....	1	3.6030
Galicía, Francisco de.....	3	15.9180	Juan, Patricio.....	1	11.0835
Galicía, Juan de.....	1	9.5005	Juan, Severo.....	2	33.1375
Galicía, Juana de.....	3	25.1890	Juan, Tomas.....	1	17.7027
Galicía, Tomasa.....	1	3.7765	Juan, Urbana.....	1	1.5183
Galvez, Mariano.....	1	9.3237	Juliano, Florentina.....	1	9.7982
Gatdula, Pascual.....	1	3.2363	Jusayan, Francisco.....	1	5.5550
Gerónimo, Adriano.....	1	8.2860	Lacedden, Agripino.....	1	6.1578
Geronimo, Jacinto.....	2	2.0330	Lázaro, Bárbara.....	1	2.9107
Gerónimo, Mariano.....	1	2.9815	Lázaro, Ciríaco.....	8	38.6568
Geronimo, Martina.....	1	11.3077	Lázaro, Gabriel.....	1	9.7797
Gola, Silvino de.....	1	7.3690	Lázaro, José.....	1	9.7990
Gonzales, Marcelino.....	1	4.5745	Lázaro, Juana.....	1	3.5488
Gregorio, Bonifacio.....	1	7.5595	Lázaro, Perfecta.....	1	15.5670
Gregorio, Doroteo.....	2	11.8643	Lázaro, Silvestre.....	2	12.5737
Gregorio, Eugenio.....	1	15.1430	Legaspi, Crisanto.....	1	4.5753
Gregorio, Florencia.....	7	41.7230	Legaspi, Silvino.....	1	.8435
Gregorio, Juana.....	2	25.4767	Lejano, Dalmacio.....	2	12.9740
Gregorio, Leoncia.....	1	11.1450	Leon, Gregorio de.....	2	22.7105
Gregorio, Matías.....	1	7.9860	Leon, Lorenzo de.....	3	24.9965
Gregorio, Monica.....	1	8.6525	Leon, Pedro de.....	1	1.3985
Gregorio, Pascual.....	1	8.4790	Leonardo, Jorge.....	1	.7315
Gregorio, Pedro.....	3	11.7135	León, Mateo de.....	1	11.0682
Gregorio, Pedro.....	1	3.0553	Leon, Miguel de.....	1	2.7645
Gregorio, Severo.....	1	4.4197			



Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Melinta estate—Continued.</i>			<i>Melinta estate—Continued.</i>		
Leon, Roman de.....	1	0.6313	Mundo, Antonio del.....	4	17.4795
Liuana, Agapito.....	1	8.1827	Mundo, Feliciano del.....	1	3.4408
Lorenzo, Apolonio.....	1	3.5803	Narciso, Isidro.....	2	5.1857
Lorenzo, Escolastica.....	1	4.4730	Narciso, Juan.....	1	2.0878
Lorenzo, Eulalio.....	1	5.2290	Natividad, Bernabe.....	1	1.0497
Lorenzo, Mumeriano.....	1	4.0910	Núñez, Juana.....	3	5.2093
Lorenzo, Pedro.....	3	10.3882	Onon, Benito de.....	1	3.0850
Lorenzo, Victor.....	1	11.3073	Origen, Asuncion.....	1	9.0110
López, Anastacio.....	3	3.2560	Origen, Gregoria.....	1	10.9405
López, Felipa.....	1	2.192	Orozo, Dámaso.....	1	1.4325
López, Vicente.....	2	2.8063	Orozo, Quiterio.....	1	1.4867
López, Zacarias.....	2	9.0365	Ortega, Marcos.....	1	7.6088
Lucas, Agaton.....	5	24.2432	Pablo, Florentino San.....	1	31.6322
Lucio, Braulio.....	1	19.1000	Pablo, Victor.....	1	37.3305
Lucio, Evaristo.....	1	7.2980	Pabre, Marcos.....	5	1.0608
Lucio, Mariano.....	2	4.1963	Pabre, Pablo.....	1	4.3650
Lucio, Mateo.....	1	8.6832	Pacheco, Eugenio.....	1	9.7517
Luzada, Gregorio.....	7	12.7688	Pacheco, Juan.....	3	15.8728
Luzada, Inocentes.....	1	10.4160	Pacheco, Matea.....	1	10.8190
Luzada, Roman.....	1	12.3287	Pacheco, Perfecto.....	1	5.6902
Luzon, Candida.....	1	5.1195	Pacheco, Valeriano.....	2	15.0955
Luzon Sugar Refining Co.....	1	4.4922	Pacheco, Victorina.....	2	2.4090
Macabagdal, Flaviano.....	1	7.2138	Padrinao, Antonio.....	1	7.4938
Macatulad, Juan.....	3	3.6782	Padrinao, Apolonio.....	2	11.7475
Macdarog, Feliciano.....	1	5.9033	Padrinao, Gregorio.....	2	39.6730
Magnase, Gil.....	3	31.3480	Padrinao, Juana.....	1	5.4815
Manero, Filomena.....	1	7.0880	Padua, Anastacia.....	2	13.3140
Manero, Irineo.....	1	3.4652	Padua, Juan.....	1	.4447
Manuel, Graciano.....	2	8.5163	Padua, Santiago.....	1	6.2465
Marcelo, Severo.....	5	14.7945	Papa, Pablo.....	5	11.0820
Marcelo, Vicenta.....	1	4.5360	Pascual, Hilaria.....	2	9.4198
Marcos, Gabino.....	1	6.900	Pascual, Josefa.....	1	1.7798
Marcos, Juan.....	1	1.6667	Pascual, Juan.....	1	10.1105
Marcos, Luisa.....	1	10.6013	Pascual, Maria.....	1	4.5335
Marcos, Pedro.....	1	18.1760	Pascual, Matias.....	3	15.3977
Maria, Fernando Santa.....	1	22.1975	Pascual, Petra.....	1	10.5903
Mariano, Alejandro.....	1	3.1882	Pascual, Tranquillino.....	3	19.2672
Martin, Aniceto.....	4	25.7328	Paterno, Eriberto M.....	6	3.0398
Martin, Felix.....	5	13.7432	Paula, Engracia.....	1	6.7527
Mateo, Antonio.....	1	4.7458	Paulo, Joaquin.....	1	7.4158
Mateo, Jacobo.....	2	4.7272	Pedro, Felipe San.....	1	5.1935
Mateo, Severo.....	1	3.9920	Peña, Julio de la.....	1	15.0555
Marias, Casimiro.....	2	12.3998	Pollicarpo, Mariano.....	2	2.1397
Matias, Fernando.....	2	8.9830	Ponciano, Leopoldo.....	2	14.6243
Matias, Gabriel.....	1	5.4750	Rafael, Agapito.....	1	9.2512
Matias, Jacobo.....	2	14.9247	Rafael, Canuto.....	1	3.1298
Matias, Manuel.....	2	11.0230	Rafael, Claro.....	1	2.8067
Medina, Zacarias.....	1	4.7395	Rafael, Isidora.....	1	5.8025
Matos, Apolonio.....	2	7.0608	Ramirez, Apolonio.....	2	4.6005
Matos, Crispulo.....	1	2.0752	Ramirez, Gregorio.....	1	14.0678
Matos, Esteban.....	1	.9155	Ramirez, Jacinto.....	1	.6302
Mauricio, Gregorio.....	1	9.2058	Ramirez, Juan.....	1	4.1440
Máximo Raymunda.....	1	3.3890	Ramirez, Paulina.....	2	7.9338
Máximo, Simeon.....	1	.8185	Ramos, Calixto.....	1	9.7107
Mendoza, Gavino.....	1	.8767	Ramos, Julian.....	1	10.2290
Mendoza, Jacobo.....	1	7.1115	Ramos, Mariano.....	2	2.1420
Mendoza, Juan.....	2	6.4380	Ramos, Matea.....	3	7.2200
Mendoza, Luisa.....	2	18.0740	Ramos, Mateo.....	2	11.4663
Mercado, Antonio.....	2	32.3963	Ramos, Roman.....	2	49.5402
Mercado, Engracio.....	2	22.5455	Ramos, Teodora.....	1	1.0440
Mercado, Felix.....	1	10.7770	Ramoy, Arcadio.....	1	7.5453
Mercado, Jacobo.....	1	5.3422	Rase, Bartolome.....	1	.8652
Miguel, Esteban San.....	1	1.7570	Raymundo, Alejandra.....	1	9.7573
Miguel, Felipe S.....	1	8.9655	Raymundo, Ana.....	1	8.6935
Miguel, Fulgencio San.....	1	12.2838	Raymundo, Perpetua.....	1	13.4232
Miguel, Nicolas San.....	1	1.1292	Regla, Eugenio de.....	1	4.0040
Miranda, Cleto.....	2	7.8475	Regla, Vicente de.....	1	8.6380
Miranda, Luciano.....	1	5.0315	Rivera, Arcadio.....	1	5.0113
Miranda, Lucio.....	1	7.1220	Rivera, Basilla.....	1	2.3112
Mifanda, Patricia.....	8	92.8723	Rivera, Gabriela.....	1	3.3618
Miranda, Petronila.....	2	6.5300	Rivera, Pastor.....	5	18.3120
Miranda, Rufina.....	5	16.5162	Rivera, Paulino.....	1	16.5822
Molina, Agapito.....	1	3.7178	Rivera y Diaz, Simeon.....	1	8.7960
Molina, Catalina.....	1	1.3455	Rivero, Mariano.....	1	9.5785
Molina, Juan.....	3	27.3817	Reyes, Adriano.....	1	3.0720
Molina, Romana.....	1	13.9245	Reyes, Agapito de los.....	1	4.6045
Moraga, Valeriano.....	2	2.8458	Reyes, Benito de los.....	2	17.4685
Mundo, Alejandro del.....	1	10.1877	Reyes, Bernardo de los.....	2	7.7510

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Melinta estate—Continued.</i>			<i>Melinta estate—Continued.</i>		
Reyes, Bonifacio de los .....	2	5.2598	Sevilla, Hermogena de .....	1	17.0605
Reyes, Candelaria de los .....	1	1.2082	Siddall, Theodore .....	1	1.3882
Reyes, Cayetano .....	1	34.1428	Siderio, Ignacio .....	3	24.4033
Reyes, Ciriaco de los .....	1	2.3577	Silvestre, Bonifacia .....	1	1.0525
Reyes, Cirilo de los .....	2	4.7313	Simon, Diego .....	1	11.1727
Reyes, Crisanto de los .....	2	32.4375	Simon, Euecbe .....	1	.5948
Reyes, Domingo de los .....	2	1.4000	Simon, Felipe .....	1	9.1990
Reyes, Elieco .....	1	10.0525	Sellera, Gregorio .....	1	1.6915
Reyes, Felipe de los .....	3	27.2062	Soto, Julian de .....	4	24.7035
Reyes, Genaro de los .....	1	1.6483	Soto, Luisa de .....	1	.3372
Reyes, Inocencia de los .....	2	2.7692	Tadeo, Bonifacio .....	1	1.0800
Reyes, Isidoro .....	1	16.9195	Teodoro, Juan .....	1	5.4813
Reyes, Marcelo de los .....	1	4.3278	Teodoro, Victorio .....	1	.2727
Reyes, Mariano de los .....	1	2.7220	Tercias, Domingo .....	3	9.7763
Reyes, Mena .....	1	6.6885	Trinidad, Andrea .....	2	2.9622
Reyes, Regino de los .....	1	11.9052	Trinidad, Benito .....	3	3.1450
Reyes, Roman de los .....	2	14.7788	Trinidad, Leon .....	3	3.2950
Reyes, Telesforo de los .....	1	19.2935	Trinidad, Maria .....	2	5.9520
Roberto, Francisca .....	1	3.1390	Urrutia, Clemente .....	1	1.7325
Roberto, Romualdo .....	1	2.2182	Urrutia, Eleuterio .....	1	1.4810
Romaro, Manuel .....	2	6.3993	Urrutia, Francisco .....	1	1.4320
Rosa, Venancia de la .....	1	1.1705	Urrutia, Guillermo .....	1	1.5155
Rosario, Andres del .....	1	2.4595	Urrutia, Juana .....	1	.4653
Rosario, Potenciano del .....	2	21.6442	Urrutia, Leon .....	4	35.4162
Roque, Agustin San .....	1	30.0513	Urrutia, Ludovico .....	3	3.3010
Roque, Juan San .....	1	.2470	Urrutia, Maxima .....	1	13.2558
Rodriguez, Francisca .....	1	3.5127	Urrutia, Merced .....	5	39.5097
Rodriguez, Quintina .....	1	4.6028	Urrutia, Pedro .....	3	3.1823
Rubio, Gertrudes .....	1	10.1032	Urrutia, Pelagio .....	3	6.5342
Rufino, Ambrosio Santa .....	2	9.8308	Valenzuela, Anselmo .....	2	2.4930
Salome, Raymunda .....	1	6.4720	Valenzuela, Antonio .....	2	25.8123
Salvador, Bonifacio .....	2	7.5790	Valenzuela, Crispiniano A .....	2	12.2325
Salvador, Jose .....	3	5.9432	Valenzuela, Emilia .....	1	.9795
Salvador, Julia .....	3	17.5930	Valenzuela, Emilia .....	1	7.1472
Salvador, Monico .....	1	17.7933	Valenzuela, Escolastico .....	1	3.8245
Salvador, Serviliano .....	2	10.8042	Valenzuela, Feliza .....	5	5.7190
Samonte, Nazaria .....	1	4.7033	Valenzuela, Francisco D .....	3	11.3940
Santiago, Apolinario .....	1	6.9095	Valenzuela, Juana .....	2	7.2563
Santiago, Aureliano .....	2	2.4657	Valenzuela, Maria .....	1	2.7322
Santiago, Benito .....	2	7.2515	Valenzuela, Pascual .....	1	5.2640
Santiago, Ciriaco .....	2	11.3648	Valenzuela, Pedro .....	1	16.0288
Santiago, Cirilo .....	1	7.3980	Valenzuela, Pfo .....	1	1.9612
Santiago, Cirilo .....	1	9.2995	Valenzuela, Rufino D .....	7	53.1648
Santiago, Faustino .....	1	.9362	Valenzuela, Rufino D .....	2	13.0210
Santiago, Gabriela .....	3	8.8885	Valenzuela, Sotera .....	1	4.3255
Santiago, Maria .....	1	1.3115	Vedana, Dalmacio .....	6	2.4720
Santiago, Nemesio Delfin .....	7	122.7780	Vega, Bernabe de .....	6	19.5102
Santiago, Maria .....	1	4.6835	Veilla, Victor .....	8	4.4373
Santiago, Mariano .....	2	4.5853	Villano, Anacleto .....	1	4.2845
Santiago, Petronila .....	1	2.0352	Villano, Saturnino .....	1	4.1420
Santiago, Pio .....	1	1.5535	Villongo, Vicenta .....	2	30.6822
Santiago, Roque .....	4	24.8090	Virginues, Venancio .....	6	23.0788
Santiago, Saturnino .....	1	5.6305	Vivar, Tomas de .....	2	4.2002
Santiago, Simeon .....	2	9.7715	Waldroop, John R .....	2	4.4403
Santiago, Tomas .....	2	9.9053	Yanco, Apolonio .....	2	20.0370
Santos, Angel de los .....	3	3.1087	Zacarias, Francisco .....	1	4.2612
Santos, Antonio de los .....	1	11.9230	Zacarias, Roberto .....	4	6.4473
Santos, Antonio de los .....	2	4.8578	Zafra, Feliciano de .....	4	21.8032
Santos, Bernardino de los .....	1	3.3437	Zamora, Isabelo .....	2	9.1608
Santos, Ciriaco de los .....	2	12.5503	Zamora, Juana .....	1	4.6562
Santos, Dionisio .....	1	3.9085	Zamora, Sinforoza .....	2	5.7713
Santos, Feliciano de los .....	1	9.0455	Zuñiga, Anacleto .....	1	4.3387
Santos, Gualberto .....	2	45.9805	Zuñiga, Placido .....</		

Abad, José.....	1	. 2912
Adolfo, Cirilo.....	1	4. 5890
Adolfo, Josefa.....	3	. 9093
Adolfo, Juana.....	4	5. 4035
Adolfo, Ignacia.....	3	. 8082
Aguinaldo, Evaristo.....	3	. 4438

*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Muntinlupa estate—Cont'd.</i>			<i>Muntinlupa estate—Cont'd.</i>		
Alvarez, Felicia.....	1	0.2870	Argana, Eleuterio.....	2	1.2340
Alvarez, Leoncia.....	3	.4697	Argana, Estanislao.....	1	.3123
Alviar, Marcos.....	1	.1753	Argana, Francisca.....	4	3.4327
Alviar, Pio.....	1	.1132	Argana, Francisco.....	1	.4080
Amador, Marta.....	1	.5683	Argana, Ygnacio.....	3	.5335
Ampaya, Isaias.....	4	6.7397	Argana, Lucio.....	1	.1205
Ampaya, Juan.....	4	1.8880	Argana, Marcos.....	1	.4038
Ampaya, Pedro.....	2	.4863	Argana, Petrona.....	1	.0867
Aquino, Eusebio.....	2	1.6292	Argana, Santiago.....	4	4.0703
Aquino, Matea.....	2	4.7110	Argana, Tereza.....	3	.9497
Arciaga, Agapito N.....	2	3.4353	Argana, Venancia.....	1	.2450
Arciaga, Agripina.....	4	3.0510	Argana, Yrene.....	1	.2088
Arciaga, Alejandra.....	2	3.9632	Arisaleta, Faustino.....	1	.2015
Arciaga Montolo, Agapito.....	1	.2638	Arnaiz, Crispulo.....	1	.1560
Arciaga, Benita.....	11	28.4065	Baldwin, Young & Baldwin.....	3	770.7165
Arciaga, Benito.....	2	.2915	Baleda, Anastacio.....	3	2.5077
Arciaga, Bonifacio.....	3	5.9235	Baltazar, Mariano.....	2	.5750
Arciaga, Canuto.....	1	.1252	Bastiva, Eduardo.....	1	2.4765
Arciaga, Catalino.....	2	1.6628	Bautista, Alipio.....	8	12.3258
Arciaga, Diego.....	3	2.7855	Bautista, Estanislao.....	1	2.0722
Arciaga, Dionisio.....	5	7.7872	Bautista, Victor.....	8	17.9033
Arciaga, Domingo.....	2	.7760	Bayanan Plantation Syndicate.....	1	307.5040
Arciaga, Dorotea.....	1	4.1370	Beltran, Dionisia.....	2	1.1782
Arciaga, Eugenio.....	1	.2278	Bernal, Angel.....	1	.1420
Arciaga, Engrasio.....	1	.4085	Bernandino, Esteban.....	2	.3290
Arciaga, Faustino.....	1	.2845	Biayaya, Feliciano.....	2	.9050
Arciaga, Felix G.....	1	.0895	Bolera, Perfecto.....	2	.9710
Arciaga, Gregoria.....	1	.1437	Bombasi, Eduviges.....	2	.8570
Arciaga y Bombasi, Gregorio.....	1	1.0845	Bombasi, Leoncia.....	3	.6295
Arciaga, Gregorio y Tagle.....	3	3.1450	Bombasi, Pedro.....	1	.3137
Arciaga, Gregorio y Vivora.....	4	8.3383	Bombasi, Petrona.....	2	.3520
Arciaga, Guillermo.....	3	2.1497	Brigola, Juan.....	1	.1428
Arciaga, Joaquin.....	1	.2060	Buenafior, Roman.....	1	.0510
Arciaga, Juan.....	1	1.7830	Buladas, Paulino.....	4	7.6257
Arciaga, Juan Estole.....	4	5.0455	Buñi, Atanacio.....	1	.2285
Arciaga, Juana.....	2	2.8065	Buñi, Ignacio.....	1	.3860
Arciaga, Juanita.....	2	.2745	Buñi, Lazaro.....	1	.1555
Arciaga, Leoncio.....	1	.1588	Buñi, Leon.....	3	1.5988
Arciaga, Macario.....	3	5.8525	Buñi, Lino.....	4	8.4670
Arciaga, Maria.....	4	.7920	Buñi, Macario.....	2	3.0267
Arciaga y Umali Maria.....	1	.5115	Buñi, Magdalena.....	4	8.8855
Arciaga, Mateo.....	5	3.0592	Buñi, Manuela.....	2	.3805
Arciaga, Maximo.....	2	2.2100	Buñi, Mateo.....	3	6.8842
Arciaga, Melencio.....	1	.1615	Buñi, Mauricia.....	1	2.6518
Arciaga, Monica.....	1	.0825	Buñi, Torcuato.....	3	1.2337
Arciaga, Pablo.....	1	.2100	Buñi, Ygnacio.....	2	1.1558
Arciaga, Patricio.....	2	6.9225	Calalang, Braulio.....	1	.1537
Arciaga, Pedro y Medina.....	1	.1680	Calalang, Florentino.....	3	.9688
Arciaga, Tagle Pedro.....	4	4.4558	Carlos, Zacarias.....	4	11.5312
Arciaga, Perfecta.....	4	3.5995	Carubio, Alejandra.....	1	.1305
Arciaga, Placida.....	1	.4160	Carubio, Marcelino.....	3	.8030
Arciaga, Policarpia.....	2	.1825	Cauili, Victoriano.....	2	3.3453
Arciaga, Ponciano.....	3	2.6502	Claridad, Policarpio.....	6	6.8242
Arciaga, Regina.....	3	.9955	Claudel, Cecilio.....	2	2.6343
Arciaga, Regino.....	4	4.2590	Castillo, Alberto.....	3	2.1285
Arciaga, Rita.....	1	.1825	Colete, Florencio.....	1	.2742
Arciaga, Santos.....	6	5.8718	Coronel, Antonina.....	1	.2420
Arciaga, Serapia.....	2	.4362	Cruz, Felipe de la.....	1	.0503
Arciaga, Sesario.....	2	2.8038	Cruz, Lorenzo de la.....	1	.1747
Arciaga, Severo.....	5	2.0790	Cruz, Patricio de la.....	2	.3820
Arciaga, Silverio.....	1	.2502	Cruz, Raymunda de la.....	1	.0755
Arciaga, Simcona.....	1	.1250	Cruz, Salvador.....	1	1.6865
Arciaga, Teodoro.....	1	.2028	Cristobal, Antonia.....	1	.6853
Arciaga, y Espiritu Tomas.....	3	2.9362	Davis, J. L.....	14	1,874.6730
Arciaga, Umale Tomas.....	2	2.6993	Diaz, Andres J.....	6	7.2810
Arciaga, Tranquilino.....	5	3.0035	Diaz, Antonio.....	1	5.2655
Arciaga, Victoriano.....	3	5.5767	Diaz, Candido.....	4	3.0765
Arcilla, Pastor.....	1	.2430	Diaz, Catalina.....	1	10.3210
Arcilla, Petrona.....	2	.2610	Diaz, Florencio.....	4	2.8347
Arévalo, Anacleto.....	7	4.5148	Diaz, Francisco.....	5	13.1048
Arévalo, Basilio.....	4	9.8727	Diaz y Espiritu, Francisco.....	1	.1267
Arévalo, Clemente.....	1	5.0790	Diaz, Gavino.....	3	6.0618
Arévalo, Cristina.....	2	10.7090	Diaz, Melecho.....	4	6.5277
Arévalo, Francisco.....	4	2.1475	Diaz, Pacifico.....	2	2.4208
Arévalo, Inocencia.....	2	.1635	Dollaben, Felix.....	2	.1880
Argame, Eusebio.....	2	.6505	Dolleton, Dionisio.....	1	4.0710
Argame, Ysabel.....	1	.2325	Dolleton, Lorenzo.....	8	10.7715
Argana, Anatalia.....	1	.2935			

Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Muntinlupa estate—Cont'd.</i>			<i>Muntinlupa estate—Cont'd.</i>		
Dolleiton, Ysabel.....	2	3.7352	Gutierrez, Florencio.....	1	0.1782
Dolleiton, Ysa'elo.....	6	4.2668	Gutierrez, Ubaldo.....	4	.7398
Dolleiton, Adriano.....	2	.4155	Hernandez, Guillermo.....	1	.1857
Dolleiton, Aniceta.....	1	3.8785	Intenta, Paula.....	2	3.0293
Dolleiton, Dionisio.....	7	10.1865	Intenta, Romana.....	2	.7250
Dolleiton, José.....	3	10.5249	Jaojoco, Antonio.....	2	.4067
Dolleiton, Tomas.....	2	.4787	Joaquin, Feliciano.....	2	.2420
Dolleiton y Estole, Tomas.....	3	4.7343	Joaquin, Vidal.....	10	24.1065
Duelas, Paula.....	1	.2177	Juan, Juana, San.....	1	.1298
Duelas, Regino.....	1	4.8470	Landrito, Eduarda.....	4	3.4160
Eliceo, Teodora.....	2	.4290	Landrito, Eustaquio.....	4	4.1707
Ercita, Baldomera.....	2	2.0618	Landrito, Justiniano.....	3	.8720
Espeleta, Adriana.....	1	.1470	Landrito, Luis.....	1	.1843
Espeleta, Bonifacia.....	1	.3170	Landrito, Mateo.....	2	.9010
Espeleta, Estanislao.....	19	106.0045	Landrito, Sixto.....	1	.0980
Espeleta, G.....	1	.1332	Licio, Esteban.....	4	3.3807
Espeleta, Juliana.....	1	.1133	Loraya, Dalmacia.....	4	2.1798
Espeleta, Magdalena.....	2	1.1007	Loresca, Leon.....	7	10.1335
Espeleta, Melecio.....	2	7.9010	Loresca, Nicasio.....	5	1.0712
Espeleta, Rufino.....	1	.1143	Loresca, Pelagio.....	8	17.2048
Espeleta, Tomas.....	1	.1037	Lorica, Claro.....	2	5.2847
Espeleta, Tranquillino.....	2	.3300	Lorica, Esteban.....	1	.6535
Esporlas, Francisco.....	2	4.9940	Lumeda, Narciso.....	5	13.6655
Esporlas y Gelapo, Francisco.....	3	5.0160	Macasado, Severino.....	1	.2145
Esporlas, Hilario.....	4	4.9227	Magpantay, Flora.....	2	.2723
Estanoso, Andres.....	2	7.9608	Magpantay, Santiago.....	3	4.7415
Esteban, Rufino.....	3	4.6257	Malaca, Feliciano.....	2	.7805
Estole, Cecilia.....	2	.6365	Malaca, Florencio.....	2	.2622
Estole, Cipriano.....	1	4.4173	Malaca, Gavina.....	6	5.3465
Estole, Dimas.....	2	.3445	Malaca, Maria.....	2	.2893
Estole, Domingo.....	2	.3312	Malaca, Pedro.....	2	.2947
Estomata, Lucindo.....	3	1.6213	Malaca, Teodorico.....	2	.1818
Estomata, Rosendo.....	1	.0817	Maniego, Lazaro.....	1	.3215
Fabian, Gregorio.....	2	4.7568	Manila Railroad Co., The.....	1	50.3025
Fabian, Pallo.....	3	4.6547	Mc-Fie, E. R.....	2	15.8257
Fabian, Severino.....	2	.2945	Marfil, Tomas.....	1	1.4225
Fabian, Tomas.....	1	.3728	Mariategui, Lupo.....	5	12.2455
Fajardo, Alejo.....	2	.8380	Maritana, Bernardino.....	3	2.9948
Fresnedi, Balomero.....	4	3.2512	Maritana, Juan.....	2	.4690
Fresnedi, Francisco.....	4	5.4838	Maritana, Justo.....	3	1.3037
Fresnedi, Irene.....	1	.1085	Maritana, Paula.....	4	4.6220
Fresnedi, Juana.....	1	.1135	Maritana, Tereza.....	6	14.7468
Fresnedi, Marcelo.....	3	2.0127	Marmeto, Leoncio.....	1	2.0920
Fresnedi, Paula.....	2	11.5573	Martinez, Severo.....	3	3.2282
Fresnedi, Segundo.....	1	.2837	Martinez, Victorina.....	2	2.8535
Fresnedi, Sotero.....	4	5.9285	Medina, Claudio.....	3	5.5878
Garation, Claudio.....	2	.7853	Medina, Feliciano.....	4	9.5225
Garcia, Antonio.....	1	.2730	Medina, Honorio.....	2	2.1530
Garcia, Apollinario.....	3	1.1185	Medina, Juan.....	7	5.5280
Garcia, Cirila.....	4	6.1370	Medina, Lorenzo.....	1	.2587
Garcia, Felipa.....	1	.2140	Medina, Luis.....	5	9.8850
Garcia, Julia.....	3	3.6890	Medina, Simon.....	3	.9925
Garcia, Leon.....	5	3.5690	Medina, Tomas.....	2	.2263
Garcia, Leoncio.....	2	.2512	Medina, Vicente.....	1	.6370
Garcia, Macario.....	3	1.4995	Mellama, Francisco.....	2	.3582
Garcia, Maximo.....	5	8.2525	Mendiola, Florencio.....	2	.2853
Garcia, Pablo.....	3	.5645	Mesa, Alberto de.....	6	11.0562
Garcia, Victor.....	5	4.9522	Mesa, Anastasio de.....	2	1.7000
Geremillo, Eugenio.....	10	12.5080	Mesa, Faustino de.....	1	.1635
Gonzales, Elinio.....	6	10.7393	Mesa, Gaudencio.....	3	4.7720
Gonzales, Pedro.....	4	4.6392	Mesa, Juan de.....	9	10.2760
Gravador, Dionisio.....	2	2.3925	Mesa, Monica de.....	3	7.0888
Gravador, Felix.....	3	2.8550	Mesa, Rufina de.....	4	2.2575
Gravador, Narciso.....	1	.2428	Mesa, Severo de.....	1	.1697
Gravador, Pedro.....	2	1.2922	Mesa, Valente de.....	1	.1388
Gravador, Sixto.....	3	.4435	Mendoza, Eleuterio.....	7	4.9215
Gravador, Vicente.....	1	1.2030	Milled, Moises.....	5	3.9257
Guapasa, Lorenzo.....	14	17.7435	Miranda, Guillermo.....	2	.4655
Guapasa, Rufino.....	4	9.1515	Mirando, Seferino.....	1	.2525
Guapasa, Ynes.....	2	2.7245	Moldes, Santos.....	1	1.2018
Guardacasa, Florentino.....	1	.1738	Moldes, Faustina.....	4	3.6925
Guardallao, Ciriaco.....	3	.5272	Moldes, Perfecto.....	1	.2460
Guarico, Braulio.....	4	7.0970	Moldes, Raymunda.....	3	.8610
Guarico, Inocencia.....	4	3.5395	Moldes, Santos.....	3	3.3190
Guarico, Leoncia.....	1	2.4048	Moldes, Simon.....	1	1.8595
Guarico, Mariano.....	6	5.3417	Moldes, Sotero.....	1	.2465
Guevara, Antonino.....	18	28.3908	Molera, Arcadio.....	2	.5945
Gutierrez, Benito.....	2	.3370	Molera, Perfecto.....	2	11.5755

*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Muntinlupa estate—Cont'd.</i>			<i>Muntinlupa estate—Cont'd.</i>		
Mollet, Juan.....	3	0.9135	Porcincula, Victoriano.....	4	18.4040
Monte, Benito del.....	1	.1047	Purtasio, Hilarión.....	1	.6198
Monte, Eulogio del.....	2	.3230	Purtasio, Pablo.....	4	4.3070
Monte, Juan del.....	3	13.9125	Pullensa, Basilio.....	4	2.9750
Monte, Manuel del.....	1	1.3370	Pullensa, Escolástico.....	3	2.2915
Monte, Maximo del.....	1	.1178	Punsalan, Francisco.....	7	13.6862
Montellano, Juan.....	1	.0972	Purificación, Claudio.....	1	2.8058
Montellano, Maxima.....	2	2.8400	Ramos, Nicolas.....	1	.1052
Montellano, Paulino.....	2	1.8685	Redullo, José.....	1	.1035
Montellano, Ponciano.....	1	.3890	Reydemano, Luis.....	1	.0790
Montellano, Valentina.....	4	5.2137	Raymundo, Santos.....	3	.5685
Montellano, Vicente.....	3	1.7653	Remundo, Segundo.....	1	.2030
Montolo, Fernando.....	1	.1903	Rivera, Alfonso.....	2	.1048
Montola, Romana.....	2	2.4770	Rosaura, Felix.....	1	.3525
Moso, Juan.....	4	9.2543	Rosaura, Juan.....	2	.6237
Natividad, Guillermo.....	2	.5517	Salamon, Leoncio.....	4	1.4183
Navarro, Agaton.....	3	.9100	Salamon, Monico.....	1	.2437
Navarro, Aguido.....	4	3.0183	Salomon, Nasaria.....	2	5.5615
Navarro, Alfonso.....	2	.4072	Salomon, Vicente.....	1	2.1918
Navarro, Antonio.....	2	4.7800	Salomon, Ysabel.....	4	2.1865
Navarro, Apolonia.....	1	.1035	Santos, Pedro de los.....	1	.1830
Navarro, Candida.....	2	.4183	Santos, Tranquilino de los.....	1	.5560
Navarro y Medina, Candida.....	1	.6925	Serrano, Severo.....	1	.2655
Navarro y de Jesus, Catalina.....	3	3.8235	Sibal, Cipriano.....	2	3.7400
Navarro y Mendoza, Catalina.....	3	.9580	Sibal, Ciriano.....	2	.5607
Navarro, Cornello.....	2	5.3707	Silvestre, Tomasa.....	1	.2965
Navarro, Epifania.....	2	.2853	Sinoc, José.....	1	.1565
Navarro, Evaristo.....	7	25.4220	Solacito, Nicacio.....	2	1.1557
Navarro, Fausta.....	1	.1192	Solacito, Roman.....	2	1.0437
Navarro, Feliciano.....	4	7.3873	Solegan, Eleuteria.....	2	.1915
Navarro, Felipa.....	1	.1445	Solema, Lucio.....	2	.4600
Navarro, Florencio.....	1	.1737	Soles, Catalina.....	3	3.1428
Navarro, Gervacia.....	2	.5578	Somos, Antonio.....	3	13.5712
Navarro, Isidoro.....	2	.4287	Soriano, Aguida.....	2	.3915
Navarro, Leoncia.....	2	.4545	Soriano, Ceferino.....	3	2.6700
Navarro, Luis.....	2	1.1993	Soriano, Damaso.....	1	.0883
Navarro, Macario.....	3	3.7482	Soriano, Lucio.....	3	1.6085
Navarro, Mamerta.....	2	.4050	Soriano, Valeriano.....	1	.9055
Navarro, Manuela.....	3	.3915	Sulema, Fermín.....	1	.1220
Navarro, Regino.....	3	.4865	Tacbad, Margarita.....	2	.3763
Navarro, Teodora.....	1	.1945	Tagle, Celestino.....	2	4.6602
Navarro, Zacarias.....	4	4.2898	Tagle, Mateo.....	3	6.5703
Nofuente, Basilio.....	1	4.8585	Tagle, Santiago.....	1	.1505
Obispo, Eustaquio.....	1	1.0180	Tensuan, Vicente.....	12	32.5690
Olivares, Anastacio.....	2	8.0742	Tolentino, Leoncia.....	1	.0970
Oncena, Hilaria.....	5	4.9668	Tolentino, Pedro.....	1	2.8565
Onella, Calixto.....	1	.5462	Tolentino, Raymundo.....	5	2.2835
Onella, Donata.....	2	.2720	Torres, Canuta.....	1	5.2107
Onella, Ysabelo.....	2	1.6903	Trinidad, Cornelio.....	2	.2930
Onsanada, Pacifico.....	3	5.3995	Trinidad, Roberto.....	1	.1853
Ordonéz, Eustaquia.....	3	2.6320	Trozado, Eulalio.....	2	.4927
Orendain, José.....	2	.2045	Trozado, Felipe.....	1	.2720
Orillana, Agripina.....	1	.1892	Trozado, Maximo.....	1	3.9410
Orillana, Ambrocio.....	3	4.2338	Unella, Gregorio.....	3	5.5105
Orillana, Felipe.....	2	5.0002	Unira, Agaton.....	2	.2688
Padilla, Emigdio.....	3	13.0870	Unira, Pedro.....	2	.3695
Padilla, Maria.....	1	.0633	(Unira, Sidororo).....	4	4.4705
Padilla, Simeona.....	4	5.9880	Unisa, Maximo.....	1	.0692
Papa, Roman.....	3	.8742	Volazco, Braulio.....	2	.3920
Partosa, Joaquin.....	2	6.3438	Volazco, Felicidad.....	1	.4710
Pasion, Balbina.....	12	12.9265	Volazco, Juliana.....	5	10.5008
Pasion, Cipriana.....	1	.2955	Victoria, Rufino.....	1	.1087
Pasion, Clara.....	1	.3177	Vidal, Esteban.....	3	.4615
Pasion, Maxima.....	1	.3288	Villamaria, Macario.....	4	3.8650
Patriarca, Pedro.....	1	.2157	Villanueva, Eugenio.....	8	6.0040
Pedro, Hilarión San.....	2	.4245	Villanueva, Julian.....	1	2.3745
Pedro, Juan S.....	4	9.3120	Villanueva, Lorenzo.....	2	1.3223
Pedro, Nicacio San.....	1	.0608	Villanueva, Luis.....	2	.2340
Pili, Candido.....	2	.4245	Vifalón, Genoveba.....	1	.1090
Pili, Catalina.....	1	1.0320	Vifalón, Guillermo.....	4	.6185
Pili, Tomasa.....	1	.0960	Vifalón, Juan.....	6	7.2297
Polcarpio, Florencia.....	3	.6347	Vifalón, Lope.....	1	2.9278
Ponce, Maria.....	1	.1815	Vifalón, Luis.....	5	13.3182
Ponce, Segunda.....	2	2.5848	Vifalón, Martina.....	1	.1410
Ponsones, Anastacia.....	2	.1517	Vifalón y Elicio, Pedro.....	2	5.0348
Ponsones, Simeon.....	4	5.0293	Vivo, Gregorio.....	4	2.0940
Porcincula, Lucia.....	2	2.0792	Vivo, Inigo.....	4	.5577
Porcincula, Lucio.....	1	.2815	Vivo, Pedro.....	4	9.8143

*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Muntinlupa estate—Cont'd.</i>			<i>Naic estate—Continued.</i>		
Vivo, Victor.....	1	1. 1040	Arayata, Antonina.....	1	0. 0922
Vivora, Ciriaco.....	6	10. 5750	Arcaay, Julia.....	1	. 1155
Wickersham, Ysabel.....	1	7. 0115	Arcaay, Teresa.....	1	. 0605
Willey, Agripina.....	2	4. 4125	Arceñon, Mónica.....	1	. 0408
Ynsorio, Doroteo.....	1	5. 0547	Arcena, Feliciana.....	1	. 0925
478 purchasers; 1,253 sales; 4,543.0658 acres.			Arcena, Juan.....	2	6. 6957
<i>Naic estate.</i>			Arcena, Lucas.....	1	. 0728
Aatañgan, Andrea.....	1	6. 3847	Arcena, Margarita.....	1	4. 0367
Aatañgan, Blás.....	1	7. 8348	Arcena, María.....	1	. 1168
Aatañgan, José.....	6	100. 4657	Arcena, Severino.....	2	8. 1047
Aatañgan, Melecio.....	2	11. 1165	Arcón, Nosa.....	1	5. 1833
Abad, Cándida.....	1	. 1530	Arenas, Antonino.....	3	12. 1565
Abad, Eduardo.....	2	. 3123	Arenas, Apolonio.....	2	4. 3637
Abad, Josefa.....	2	2. 6160	Arenas, Augusto.....	1	8. 8485
Abad, Laureano.....	1	. 2257	Arenas, Bibiana.....	2	8. 1743
Abad, Lucas.....	1	. 5480	Arenas, Blás.....	5	12. 3905
Abad, Marcela.....	1	. 0935	Arenas, Caya.....	5	155. 5122
Abad, Rufina.....	1	. 0480	Arenas, Dominga.....	1	4. 4775
Abad, Silvestre.....	1	. 0710	Arenas, Fernando.....	4	37. 0615
Abad, Vicenta.....	1	. 9973	Arenas, Juana.....	2	16. 3283
Abadilla, Rosa.....	1	. 8352	Arenas, Lucena.....	1	. 0225
Abeledo, María.....	1	. 0625	Arenas, Macario.....	1	. 2110
Abueg, Rita.....	1	. 2548	Arenas, Mamerto.....	1	6. 6787
Acosta, Fermín.....	1	1. 8135	Arenas, María.....	2	. 0298
Acosta, Isidoro.....	1	. 0405	Arenas, María.....	1	7. 5785
Agullar, Quintín.....	1	. 1477	Arenas, Miguel M.....	1	9. 4357
Alamang, Eulógia.....	1	. 1230	Arenas, Simeón.....	4	36. 0300
Alamang, Genoveva.....	2	. 2898	Argotas, Eduvigis.....	2	9. 0068
Alamang, José.....	1	. 1892	Arguelles, Antonia.....	1	. 1902
Alamang, Margarita.....	1	. 1025	Arguelles, Baltazar.....	2	17. 0363
Alamang, Maximina.....	1	. 0845	Arguelles, Felipa.....	1	1. 5707
Alamang, Rufino.....	1	. 2110	Arguelles, León.....	2	4. 3975
Alano, Alfonso.....	1	31. 1000	Arguelles, Pio.....	1	. 0523
Alcántara, Eugenio.....	2	1. 4888	Arguelles, Teresa.....	2	9. 4565
Almarío, Fabián.....	1	. 7097	Astuar, Gervasio.....	1	2. 5310
Almarío, Vicenta.....	1	. 1435	Astuar, Melitón.....	2	4. 0637
Amazona, Perpetua.....	1	. 0290	Asunción, Francisco.....	1	. 2705
Andaya, Ignacia.....	1	. 1440	Atienza, Teodoro.....	1	. 0865
Andrión, Antonio.....	1	. 0830	Avilla, Ambrosio.....	2	14. 9935
Andrión, Leoncia.....	1	. 0975	Avilla, Aristón.....	1	. 1403
Angeles, Albino M.....	3	22. 0485	Avilla, Hilarión.....	1	. 3997
Angeles, Isabel M. de.....	1	16. 8960	Avilla, Severino.....	1	3. 3210
Anjo, Sixto.....	1	33. 9988	Awa, Agustín.....	1	. 3620
Anico, Isidro.....	1	. 2035	Awa, Marcela.....	1	. 1820
Aninasat, Bonifacio.....	1	. 0900	Awa, Rosa.....	1	. 1805
Anor, Valentina.....	1	. 1222	Bacay, Aniceto.....	2	7. 4737
Anteojó, Antonio.....	1	6. 6930	Bahia, Aguedo.....	1	. 3275
Anteojó, Juliana.....	2	7. 8800	Baitan, Marta.....	1	. 0685
Anteojó, Miguel.....	1	. 2083	Barón, Raymunda.....	1	. 0348
Antipala, Máximo.....	1	. 2525	Barrera, Anastasia.....	1	. 4055
Anuat, Antonio.....	2	2. 9415	Barrera, Manuel.....	1	. 2368
Anuat, Blasica.....	1	2. 9497	Barrera, Margarita.....	1	. 0987
Anuat, Damián.....	3	18. 9923	Baterreza, José.....	1	. 0613
Anuat, Elias.....	3	12. 0860	Bautista, Cornelio.....	1	. 8532
Anuat, María.....	1	1. 7040	Bautista, Josefa.....	1	. 0218
Anuat, Reimunda.....	1	. 1625	Bautista, Pedro.....	1	. 0887
Anuat, Ygnacio.....	1	. 0995	Bayan, Gavina.....	1	. 0910
Añil, Dámaso.....	1	. 4275	Baytan, Isabel.....	2	10. 0133
Apaya, Escolástica.....	1	1. 7487	Baytan, Luis.....	1	. 3012
Apaya, Escolástica.....	1	2. 3350	Beclar, Charles.....	2	206. 8000
Apaya, Justo.....	1	. 0698	Beligon, Inés.....	1	. 1008
Apaya, Mateo.....	1	. 0628	Beligon, Leonida.....	1	. 4077
Api, Demetria.....	1	. 0830	Beltrán, Isabel.....	1	. 0518
Apita, Enrique.....	1	. 2285	Bello, Luis.....	1	. 1625
Apo, Francisco.....	1	. 2627	Benedicto, Cipriano.....	5	19. 1660
Aporra, Segunda.....	1	. 0955	Benedicto, Soledad.....	1	11. 1535
Apute, Clemente.....	1	. 5828	Benítez, Esteban.....	1	5. 5802
Apute, Lucas.....	1	. 1405	Bergado, María.....	1	. 0925
Apute, Pedro.....	1	2. 1245	Bergado, Rafael.....	1	. 1120
Apute, Sixta.....	1	. 1490	Bernabé, Basilia.....	1	4. 4148
Aquino, Antonio.....	1	. 2100	Bernabé, Pantaleón.....	1	3. 3635
Aquino, Petrona.....	1	. 1235	Bernal, Máximo.....	1	. 4145
Aquino, Salomé.....	1	. 0655	Bersinda, Fermína.....	1	. 0895
Arandia, Donato.....	1	. 4000	Bertolano, Anastasia.....	1	. 0772
Arandia, Jovita.....	1	. 1815	Bigalbal, Antonina.....	1	. 1533
Arandia, Marcelino.....	1	. 2575	Bigapas, Severo.....	1	. 0715
			Bihasa, Dorotea.....	1	10. 3325
			Bihasa, Francisco.....	1	2. 1557
			Bihasa, Lorenzo.....	1	. 1735

*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Naic estate—Continued.</i>			<i>Naic estate—Continued.</i>		
Bhhasa, Remigio.....	4	0.7505	Catibayan, Alejandra.....	1	9.3487
Bilan, Matias.....	1	.0477	Catibayan, Agatón.....	1	.2048
Binató, Cirila.....	1	.0585	Catibayan, Daniel.....	1	14.3640
Binato, Pedro.....	1	1.1200	Catibayan, Filomeno.....	1	.2698
Binató, Ponciano.....	2	12.3392	Catibayan, Genoveva.....	1	5.8032
Binató, Sotera.....	1	.0495	Catibayan, Pedro.....	3	17.2340
Binitay, Ynés.....	3	5.1458	Catibayan, Valeria.....	3	10.6373
Bintol, Cándido.....	2	7.4212	Catibayan, Valeriano.....	1	.2495
Bintol, Cornelio.....	1	.8508	Catig, Pascual.....	3	4.5655
Bintol, Francisco.....	1	.1277	Catimon, Atanasia.....	2	1.4725
Bintol, Manuel.....	2	5.0600	Catimon, Paulina.....	1	.0290
Bintol, Ursula.....	1	.0543	Catoto, Marcelo.....	1	.0525
Binoncal, Demetria.....	1	6.5882	Catubig, Camila.....	2	12.2467
Binoncal, Eleuteria.....	1	3.3045	Catubo, Dominga.....	1	.0478
Bisa, Antonio.....	1	.1478	Catubo, Leoncia.....	1	.0607
Bisa, Lucia.....	1	.1432	Caturay, Dominga.....	1	.2363
Bisain, Cándida.....	1	.0958	Cawad, Bernabé.....	1	.3092
Bisain, Emiliana.....	1	.1182	Cawad, Dominga.....	1	.2333
Bisain, Valentina.....	1	.1760	Cawad, Eulalia.....	1	.3665
Boda, Buenaventura de.....	2	3.5405	Cawad, Lorenzo.....	1	.5055
Boda, Florentina de.....	2	3.2728	Cawad, Marcelo.....	2	12.4505
Boda, Jorge de.....	2	4.8130	Cawasa, Hilaria.....	2	1.7576
Buenaflo, Guillermo.....	4	7.0210	Cawel, Paulina.....	1	.2372
Buenavista, Rosenda.....	1	.1412	Cawit, Gavina.....	1	.2278
Buenviaje, Bustaquia.....	2	6.4638	Cawit, Rita.....	2	.2677
Buhain, Bernardo.....	2	7.2832	Cayarian, Arcadia.....	3	.1880
Bahain, Bernardo.....	2	.2708	Cayas, Angela.....	1	.1465
Bustamente, Cipriano.....	1	3.2847	Cayas, Balbina.....	5	35.8955
Bustamente, Clara.....	1	.0213	Cayas, Crispina.....	1	.4265
Bustamente, Claro.....	6	16.3805	Cayas, Epifania.....	2	.2438
Bustamente, Cristobal.....	23	338.9100	Cayas, Hermenegildo.....	1	.0882
Bustamente, Dionisio.....	2	9.3742	Cayas, José.....	2	1.2335
Bustamente, Emiliana.....	1	.0368	Cayas, Manuela.....	1	.1370
Bustamente, Fidel.....	2	6.6085	Cayas, Modesta.....	1	.1465
Bustamente, Isidro.....	1	.0290	Cayas, Paula.....	1	.3300
Bustamente, Simeón.....	2	13.5960	Cayas, Potenciana.....	1	.0718
Bustamente, Teodora.....	2	18.7937	Cayas, Teresa.....	2	7.2767
Cabarrubio, Marta.....	2	7.8315	Cayas, Teodora.....	1	.0610
Cabasi, Isabel.....	1	.0175	Cayas, Tomás.....	2	7.0418
Cabrera, Jacinto.....	1	1.9953	Cayas, Victoria.....	1	8.2570
Cabuntón, Sinfarosa.....	1	.0735	Cebú, Catalina.....	11	33.9647
Cachao, Luis.....	1	.1412	Cebú, Paula.....	1	.6713
Caillán, Manuela.....	1	.1918	Cena, Alejandro.....	2	6.5075
Caillao, Basilio.....	2	6.5360	Cena, Andrea.....	1	.1102
Caillao, Gregoria.....	1	.1602	Cena, Blás.....	15	115.5928
Caillao, Honorato.....	1	5.1053	Cena, Braulia.....	1	.1857
Caillao, Inéz.....	1	.1430	Cena, Doroteo.....	2	.0988
Caillao, Pablo.....	1	.0400	Cena, Lorenzo.....	5	43.1645
Caillao, Rita.....	1	5.5755	Cernal, Basilia.....	1	.0520
Caillao, Rufino.....	1	.0485	Concepción, Marcelino.....	2	6.3587
Caillao, Ruperta.....	1	5.8800	Constantino, Donato.....	1	.1065
Caína, Lucia.....	2	7.5220	Constantino, Romana.....	1	.0313
Caína, Simplicio.....	2	4.6242	Constantino, Rita.....	1	.2732
Caína, Vicenta.....	1	.2690	Cordero, Lorenza.....	1	.2638
Caína, Victorino.....	1	.2848	Cordero, Remigia.....	1	.3285
Cajapin, Laureano.....	1	.3087	Cordero, Saturnino.....	2	2.3972
Calantog, José.....	1	.0453	Corpus, Eleuterio.....	2	1.8105
Calantog, María.....	2	3.5065	Corpus, Felipe.....	1	6.4338
Calantog, Máxima.....	1	.0292	Corpus, Francisco.....	1	.4237
Calantog, Rafael.....	1	.1588	Corpus, Lorenzo.....	1	.1773
Calantog, Rita.....	1	.0530	Cornejo, Vicente.....	1	.1710
Caldoso, Macario.....	1	5.6185	Coronel, Lucia.....	1	.3752
Caliwanagan, Juana.....	1	.0720	Crúz, Fabiana de la.....	1	.0420
Canseco, Josefa.....	5	28.1160	Crúz, Zoila de la.....	1	1.2760
Canseco, Telesforo.....	4	28.1207	Custodio, Serapia.....	1	.7596
Caparas, Alejandro.....	1	6.5323	Datuon, Ciríaco.....	1	.3243
Caparás, Bernardo.....	1	.0810	David, Aleje.....	2	.8070
Caparás, Francisco.....	1	.0245	David, Filomeno.....	2	3.1892
Carencia, Pedro.....	1	.0642	David, Gavina.....	1	.4325
Casañada, Saturnino.....	1	3.2705	David, Isabel.....	8	81.8445
Castillo, Simplicio.....	1	.1188	David, Juan.....	2	5.2230
Castro, Antonia de.....	4	22.8482	David, Simeón.....	5	13.1603
Castro, Antonio de.....	3	13.0950	David, Susana.....	1	1.5992
Castro, Isabelo de.....	1	.1038	Descallar, Crisanto.....	1	.2965
Castro, Modesta de.....	1	26.3752	Descallar, Marcelino.....	2	.5355
Castro, Teodora de.....	6	37.9685	Dichingkong, Mariano.....	2	8.1723
Catahan, Eusebio.....	1	.2875	Digo, Florencio.....	1	.1415
Catcalin, Melecio.....	2	.1465	Dimaala, León.....	1	.0320

Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Naic estate—Continued.</i>			<i>Naic estate—Continued.</i>		
Dimaala, Pedro.....	1	0.2385	Guzmán, Benedicta.....	1	0.0708
Dimaala, Tomás.....	1	.0612	Guzmán, Sabas de.....	3	10.5235
Dimapilis, Doroteo.....	1	.0510	Halle, Anastasio.....	1	.0650
Dimapilis, Luisa.....	1	.0753	Hepas, Nicolasa.....	1	.0330
Diño, Eugenia.....	1	.3077	Hernandez, Bonifacio.....	1	9.0385
Diosomito, Gervasia.....	6	21.1425	Hernandez, Faustino.....	1	.0700
Diosomito, Marcos.....	2	7.5505	Hernandez, Isidor.....	1	.1827
Diosomito, Pablo.....	2	1.5303	Hernandez, Jose.....	1	.1485
Diosomito, Timoteo.....	5	12.1270	Hernandez, Pedro.....	1	.4675
Diosomito, Vicente.....	4	7.1072	Herrera, Lope.....	1	.2183
Diosomito, Vicente, and Sa- bas de Guzmán.....	1	4.7705	Herrera, Maria.....	1	.1412
Dolap, Glicería.....	1	7.1583	Hicaro, Narciso.....	1	.0913
Dolap, Pedro.....	6	17.7347	Himaya, Cristobal.....	1	1.0440
Dolotan, Pio.....	3	4.8325	Himpil, Maria.....	3	6.8810
Dualan, Blasía.....	2	5.3715	Hinahon, Ana.....	3	3.8405
Dualan, Camilo.....	1	4.6948	Hinahon, Andrea.....	1	3.6865
Dualan, Luis.....	1	.0387	Hinahon, Antonio.....	5	10.8482
Dualan, Tomás.....	2	4.2925	Hinahon, Brígida.....	1	.1748
Dualan, Valentín.....	1	.2323	Hinahon, Florencia.....	1	.0102
Duit, Teodora.....	1	.1435	Hinahon, Honoría.....	8	72.4225
Dulag, Bárbara.....	1	.1367	Hinahon, Maxima.....	1	.4430
Echenique, Baldomera.....	5	77.5460	Hinahon, Reducindo.....	4	13.9583
Elizaga, Florencio.....	1	8.2618	Hinahon, Zoilo.....	1	2.1567
Encarnación, Dámaza.....	1	.0830	Hinalog, Donato.....	1	.1273
Encarnación, José.....	1	1.1800	Hinalog, Francisco.....	3	3.7647
Encarnación, Jovita.....	1	.0582	Hinalog, Lázaro.....	2	3.1178
Encarnación, Lázaro.....	3	15.8733	Hinay, Bonifacio.....	1	.1020
Encarnación, Paciencia.....	1	.6597	Hintay, Tomás.....	1	.0567
Encarnación, Ruperto.....	3	11.2110	Ibañez, Cristina.....	3	12.7743
Encarnación, Vicente.....	1	.1510	Ibañez, Lucio.....	1	.0360
Enriquez, Francisco.....	1	.1160	Ibas, Pedro.....	1	.2430
Enriquez, Regina.....	1	.0128	Icasiano, Manuela.....	1	8.5172
Enriquez, Tita.....	1	.9572	Ilog, Caridad.....	5	19.3668
Esguerra, Escolástica.....	1	1.5143	Ilog, Hilario.....	2	.0865
Esguerra, Nicolás.....	1	.2280	Ilog, Juan.....	2	9.7467
Espinosa, Mariano.....	1	2.4002	Ilog, Lorenzo.....	3	15.6590
Felizarda, Apolinaria.....	6	25.6568	Ilog, Melenciana.....	2	.2398
Figuerroa, Alejandra.....	1	.9790	Ilog, Pascual.....	2	8.9297
Frugalidad, Martina.....	1	.0687	Ilog, Rita.....	1	.0455
Frugalidad, Olivia.....	1	.0923	Ilog, Inés.....	1	.0355
Frugalidad, Victor.....	1	.1570	Imbis, Ignacio.....	1	.8163
Ganibe, Glicería.....	1	.1095	Imperial, Anastasia.....	1	.0600
García, Juan.....	2	6.4732	Incoy, Vicente.....	5	29.7412
García, Miguel.....	3	82.9795	Joco, Alejandra.....	2	14.1353
García, Ursula.....	1	.3260	Joco, Basilio.....	2	2.3042
Gatdula, Felipe.....	2	16.0883	Joco, Carmon.....	1	.0355
Gerón, Plácida.....	1	.7390	Joco, Vicente.....	7	55.4980
Gimaya, Cayetano.....	1	.2077	Jocson, Anacleto.....	1	.0868
Girón, Florencio.....	1	.0940	Jocson, Ponigunda.....	1	.0777
Girón, Frollan.....	1	1.3535	Jocson, Doroteo.....	3	12.1625
Girón, Ines.....	1	.5720	Jocson, Genoveva.....	5	19.3605
Gítuan, Bibiana.....	3	23.7723	Jocson, Inocencio.....	4	24.9773
Gítuan, Cayetana.....	1	8.4990	Jocson, Marta.....	6	14.9292
Gítuan, Florentina.....	2	18.8657	Jocson, Ruperto.....	7	35.3273
Gítuan, María.....	4	31.7425	Javier, Angela.....	1	.5745
Gítuan, Susana.....	2	5.4735	Javier, Eugenia.....	1	.0605
Gonzaga, Dionisia.....	1	.0913	Javier, Feliciano.....	1	.0687
Gonzales, Albina.....	1	12.9780	Javier, Juana.....	2	17.1525
Gonzales, Andrés.....	3	9.1182	Javier, Julian.....	1	.1633
Gonzales, Josefa.....	1	6.2060	Javier, Laureana.....	2	3.1375
Gonzales, Juana.....	1	3.2870	José, Dionisio San.....	1	.1585
Gonzales, Simeon.....	1	.2713	Joloya, Domingo.....	1	.6130
Gordovin, Benito.....	1	.4020	Joloya, Emilia.....	1	.2045
Gordovin, Telesforo.....	1	.3180	Joloya, Hermenegilda.....	1	.2215
Guevarra, Andrés.....	1	13.4590	Joloya, Pedro.....	1	.1140
Guinto, Claudia.....	1	.0895	Judal, Felipe.....	1	.2125
Gumagis, Escolástica.....	1	13.4172	Juan, Macario San.....	1	.0510
Gumapas, Angel.....	3	5.3388	Juan, María San.....	2	.4870
Gumapas, Daniel.....	1	.1440	Juan, Tomás San.....	2	5.8990
Gumapas, Ignacio.....	1	.0547	Jimenez, Leoncio.....	1	.4940
Gumapas, María.....	2	7.7300	Lamio, Raymundo.....	1	.1370
Gumapas, Petronila.....	1	.0303	Lanco, Ong.....	1	.0632
Gumapi, Felipe.....	2	.4092	Lao, Yap.....	1	.0505
Gumlay, Bonifacio.....	1	.0713	Ledesma, Agatona.....	1	.8685
Gumlay, Jorge.....	1	.1162	Ledesma, Francisco.....	1	4.7803
Gutierrez, Cornelia.....	1	.0625	Ledesma, Ignacio.....	1	.0527
Gutierrez, Valeriano.....	1	.1475	Ledesma, Severina.....	5	9.4358
			Legaspi, Eugenia.....	2	1.8968



*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Naic estate—Continued.</i>			<i>Naic estate—Continued.</i>		
Legaspi, Leoncia.....	3	0.3018	Martinez, Lorenzo.....	2	2.4493
Leola, Bruno.....	1	.5577	Martinez, Margarita.....	1	3.4375
León, Faustino de.....	1	.1083	Masambaal, Felipe.....	1	.0412
León, Simenea de.....	1	.0220	Matro, Natalio.....	1	4.7533
Leuterio, Filomena.....	1	.1022	Medina, Agueda.....	1	.2765
Lingato, María.....	1	.0543	Medina, Macario.....	1	.2660
Ligaya, Isidro.....	1	.5140	Medina, Pelagia.....	1	.4217
Lincod, Julio.....	5	6.8097	Medina, Pelagia.....	1	.2348
Lirio, Arcadia.....	2	1.2650	Mendoza, Francisco.....	1	.0390
Loba, Justina.....	1	.1313	Mendoza, Juana.....	2	11.8085
Loba, María.....	1	.0445	Mendoza, Paula.....	1	.0765
Loba, Pablo.....	1	.5870	Mendoza, Sancha.....	4	26.1787
Lobag, Basilisa.....	1	.1610	Mercado, Isaac.....	1	.2870
Lobag, Dominga.....	1	.2645	Merlan, Alejandra.....	1	5.3472
Lobag, Juliana.....	1	1.6395	Merlan, Benito.....	1	.0595
Lobag, León.....	1	.1365	Merlan, Blas.....	1	.0473
Lobag, Marta.....	1	.0835	Merlan, Cirilo.....	1	3.3280
Lobag, Modesta.....	1	.0422	Merlan, Enrique.....	1	25.2665
Lobag, Vicente.....	2	.0960	Merlan, Eusebio.....	8	7.5080
Locton, Bernabela.....	2	2.8023	Merlan, Felipe.....	1	4.0935
Lomat, María.....	1	.2290	Merlan, Francisca.....	1	.1820
Lomat, Patricia.....	1	.1540	Merlan, Juan.....	1	.1062
Lomat, Regina.....	1	.7570	Merlan, Justo.....	1	3.8000
López, Alfonso.....	1	.0347	Merlan, María.....	1	.0340
López, Ignacia.....	2	19.3750	Merlan, Matilde.....	2	5.9773
Lorenzo Gochoco, José.....	1	.0260	Merlan, Pablo.....	1	.0827
Loyola, María.....	1	.3180	Merlan, Quintín.....	1	.0935
Loyola, Saturnino.....	2	10.2592	Merlan, Tomasa.....	1	8.5783
Loyola, Santiago de.....	1	.1945	Mesa, Elena.....	2	.5510
Lubag, Alejo.....	2	.1930	Mesa, Marcela.....	1	.0380
Lubag, Catalina.....	1	.0665	Mesa, Rafael.....	2	1.4077
Lubag, Crispulo.....	1	.0740	Mignelino, Felix.....	4	19.1245
Lubag, Severino.....	1	.2875	Milano, Carmen.....	2	20.2913
Lucban, Tomás.....	1	.9880	Milay, Matías.....	2	5.5005
Lucban, Victoria.....	1	.0530	Milay, Nicolás.....	2	5.2987
Lucirit, Luisa.....	1	.1412	Milla, Cleope.....	3	16.9865
Lugami, Delfina.....	1	.5030	Milla, Dolores.....	2	2.9913
Lupa, Tomasa.....	1	.9308	Milla, Isabel.....	1	.0252
Luz, Rufina.....	1	.0147	Molina, Elena.....	1	.1043
Llanosa, Jacinta.....	1	.0610	Molina, Crisela.....	1	.0385
Macalindong, Crispina.....	1	.0838	Molina, Rosa.....	1	.0747
Macatafigay, Pedro.....	1	.1230	Molina, Simeon.....	2	6.9235
Madlangbayan, Bernabe.....	2	10.0782	Mollejon, Gregorio.....	1	.5448
Madriaga, Apolonio.....	1	.1495	Morabe, Potenciana.....	1	5.6695
Madriaga, Segundo.....	1	.1613	Moxica, Ciriacio.....	1	.8670
Madriaga, Valentina.....	1	.1137	Moxica, Florencio.....	1	.2807
Magbago, Josefa.....	5	11.7455	Moxica, Julian.....	1	.1508
Malimbang, Gertrudes.....	1	.1100	Moxica, Zoilo.....	1	.1262
Malimbang, Leocadia.....	1	.0913	Muyot, Anastasia.....	3	7.9013
Malinao, Fortunata.....	1	.1630	Naic, municipality of.....	3	7.8810
Malinao, Juan.....	1	.2520	Narvaes, Juan.....	1	7.8837
Maluto, Jacinto.....	1	.1240	Nazareno, Alfonsa.....	1	.4825
Manalaysay, Feliciano.....	3	12.9190	Nazareno, Ana.....	4	11.6073
Manalo, Alejandra.....	1	.1220	Nazareno, Anastasia.....	1	6.0927
Manalo, Antero.....	2	.1687	Nazareno, Antonina.....	1	7.2753
Manalo, Antonio.....	4	20.1485	Nazareno, Blasa.....	2	5.7922
Manalo, Benigno.....	1	.0680	Nazareno, Cayo.....	2	17.6683
Manalo, Catalina.....	1	.2840	Nazareno, Cosme.....	3	4.3692
Manalo, Cledonia.....	3	21.3573	Nazareno, Damián.....	5	6.6473
Manalo, Epifania.....	1	.1595	Nazareno, Daniel.....	1	.3027
Manalo, Gregorio.....	2	5.8532	Nazareno, Elias.....	3	10.3063
Manalo, Lucena.....	1	7.6135	Nazareno, Epifania.....	2	3.0510
Manalo, Marcela.....	1	.0713	Nazareno, Faustino.....	6	28.1110
Manalo, Martín.....	1	.4205	Nazareno, Feliciano.....	1	13.6897
Manalo, Matea.....	1	.1432	Nazareno, Felipe.....	3	11.0028
Manalo, Maxima.....	1	1.4303	Nazareno, Francisco.....	2	5.3210
Manalo, Pedro.....	2	.0637	Nazareno, Gabriel.....	1	46.3892
Manalo, Prisca.....	1	.3595	Nazareno, Hilarión.....	2	10.3218
Manalo, Ramón.....	2	7.2415	Nazareno, Isabel.....	2	10.2452
Manalo, Rufino.....	2	1.0315	Nazareno, Isidora.....	3	3.8485
Manalo, Isidoro.....	3	6.7350	Nazareno, Joaquín.....	1	7.8768
Manibunas, José.....	2	.3108	Nazareno, José.....	15	78.7675
Mariano, Román.....	1	.3845	Nazareno, Joséfn.....	6	16.0252
Marquez, Jorge.....	1	.1552	Nazareno, Juana.....	5	37.7350
Martinez, Apolinaria.....	1	.0395	Nazareno, Justa.....	2	2.0525
Martinez, Filomena.....	3	10.8488	Nazareno, León.....	3	1.0070
Martinez, Genoveva.....	2	3.4620	Nazareno, Lorenzo.....	1	.0255
Martinez, Gregorio.....	1	.0477	Nazareno, Lucas.....	2	2.2350

*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Naic estate—Continued.</i>			<i>Naic estate—Continued.</i>		
Nazareno, Lucia.....	1	0.0445	Pilao, Antonia.....	1	0.2350
Nazareno, Luisa.....	1	.0525	Pilia, Blas.....	1	.0833
Nazareno, Margarita.....	1	.0693	Pilia, Flaviano.....	1	3.1317
Nazareno, Martin.....	2	11.8287	Pilia, Gil.....	1	.0960
Nazareno, Pablo.....	1	.0605	Pilia, Isidoro.....	1	.7790
Nazareno, Paula.....	1	5.8688	Pilia, Tomasa.....	2	8.8395
Nazareno, Prudencio.....	3	2.3612	Pilinina, Agripina.....	3	8.3713
Nazareno, Romualdo.....	2	4.9130	Pilinina, Margarita.....	1	3.8747
Nazareno, Rosendo.....	1	.4655	Pilinina, Maria.....	1	.0973
Nazareno, Rufina.....	1	.0313	Pilinina, Marta.....	1	.0575
Nazareno, Saturnina.....	4	17.4195	Pilinina, Nicolas.....	2	4.6015
Nazareno, Silvestre.....	1	.1927	Pilinina, Paula.....	2	8.9977
Nazareno, Simeon.....	11	77.0355	Pilinina, Rita.....	1	.0865
Nazareno, Susana.....	1	.0270	Pilinina, Sixta.....	1	.1650
Nazareno, Vicenta.....	1	.1028	Pilinina, Sotero.....	1	.0553
Nazareno, Vicente.....	3	10.8337	Pilpil, Alejandro.....	1	3.1642
Nazareno, Victoria.....	2	12.1778	Pilpil, Antonia.....	1	5.6023
Nico, Anselma.....	1	.6435	Pilpil, Emilianita.....	2	9.1330
Nones, Apolonio.....	1	.1675	Pilpil, Hilario.....	5	18.9850
Nones, Esteban.....	2	.2090	Pilpil, Norberta.....	5	120.0325
Nones, Leon.....	1	.1770	Pilpil, Rafael.....	1	.0175
Nones, Mateo.....	2	13.1945	Pinpín, Alejo.....	5	3.9305
Novelo, Maria.....	1	1.8512	Pinpín, Andrés.....	1	.0997
Nuestro, Marcelo.....	1	.2033	Pinpín, Clemencia.....	1	3.2123
Nuestro, Maria.....	1	.0300	Pinpín, Eduardo.....	3	3.8722
Ocampo, Regina de.....	1	.1120	Pinpín, Nicolás.....	1	.0703
Ocampo, Teodora de.....	1	.8335	Pinpín, Pablo.....	1	.0215
Odvina, Filomena.....	1	.0575	Pinpín, Rafael.....	5	4.7230
Odvina, Sixto.....	1	.0550	Pinco, Antonio.....	1	.3959
Olayan, Gervasio.....	2	18.5395	Pinco, Cecilla.....	2	.6677
Olayan, Pedro.....	1	6.9585	Pinco, Ignacio.....	1	.2885
Oles, Ciríaco.....	1	.0425	Pinco, Ponciano.....	2	.1288
Oles, Paulina.....	2	7.5437	Pinili, Felipe.....	1	.0465
Oles, Telesforo.....	3	10.4355	Pinili, Miguela.....	1	.0557
Oleson and Williamson.....	1	565.2943	Pino, Catalina.....	1	1.4835
Oliver, Leoncio.....	1	.4065	Pino, Irene.....	1	.1695
Oliver, Segundo.....	1	.2215	Pintal, Ana.....	1	.0650
Paelma, Bartolomea.....	1	.3085	Pintol, Antonia.....	1	.1700
Pagtachan, Basilia.....	1	4.5377	Piña, Dionisio.....	3	9.9008
Pagtachan, Pia.....	2	.2115	Piña, Donato.....	2	15.4740
Pagtachan, Severino.....	1	.1250	Piña, Juan.....	4	17.4872
Panerio, Albino.....	1	.0890	Piña, Pedro.....	1	6.3525
Pañganiban, Modesta.....	1	.7778	Piña, Tomás.....	1	.1420
Pañganiban, Patricio.....	1	.2985	Piol, Digna.....	1	2.7940
Pañgilinan, Froilan.....	1	.4887	Piol, Gaudencio.....	1	.0905
Papa, Antero.....	1	23.7045	Piol, Maria.....	2	.4593
Papa, Catalina.....	17	158.2483	Piol, Vicente.....	4	2.9827
Papa, Domingo.....	1	.4645	Pipit, Andres.....	2	6.8878
Papa, Felix.....	1	.4942	Pisan, Marcela.....	3	2.7465
Papa, Florencia.....	1	.0550	Piscar, Buenaventura.....	3	7.1237
Papa, Graciano.....	1	.2790	Pisig, Dionisia.....	2	2.5513
Papa, Inocencio.....	3	26.0478	Pisig, Dominga.....	1	.1540
Papa, Josefa.....	2	34.1955	Pisig, Filomena.....	1	.1025
Papa, Juan.....	5	24.5847	Pisig, Petronila.....	1	11.4915
Papa, Maria.....	4	44.2118	Pispis, Ana.....	1	.0382
Papa, Pablo.....	1	.2660	Pispis, Anacleto.....	1	.1347
Papa, Pedro.....	3	23.2077	Pispis, Alejandra.....	1	.0745
Pareja, Justina.....	4	11.8055	Pispis, Felipe.....	1	.0498
Pastoral, Juana.....	1	.2415	Pispis, Maxima.....	1	.0880
Pelea, Marcelina.....	1	.3390	Poblete, Alejandra.....	3	14.4625
Pelea, Melenciana.....	1	.1003	Poblete, Alfonso.....	1	.0232
Penis, Felipe.....	1	.3322	Poblete, Andrés.....	2	5.1475
Penis, Felipe.....	1	.1540	Poblete, Antonina.....	9	44.1333
Penis, Francisco.....	1	.1205	Poblete, Antonio.....	3	6.4478
Penis, Pedro.....	1	.2455	Poblete, Apolonia.....	1	5.0805
Perea, Balasia.....	1	.3170	Poblete, Bartolome.....	2	10.3840
Perea, Juan.....	1	.9338	Poblete, Bernarda.....	2	2.3035
Perea, Leoncia.....	2	3.6410	Poblete, Blasa.....	1	.2625
Perea, Maria.....	1	.0922	Poblete, Calixta.....	6	29.0502
Perea, Pelagio.....	3	17.9858	Poblete, Camila.....	1	.0543
Perea, Rufina.....	1	.7650	Poblete, Consolación.....	8	362.3835
Perea, Sixta.....	1	.2387	Poblete, Damian.....	1	.1530
Perea, Tomás.....	1	.8570	Poblete, Dionisio.....	2	.3905
Perrido, Aquilina.....	1	.0813	Poblete, Dominga.....	1	.0290
Perlas, Silvestre.....	1	.0890	Poblete, Doroteo.....	4	30.7487
Pila, Antonia.....	3	3.3557	Poblete, Elias.....	3	11.8298
Pila, Maria.....	3	9.3085	Poblete, Emiliana.....	2	.1057

*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Naic estate—Continued.</i>			<i>Naic estate—Continued.</i>		
Poblete, Espiridion.	2	9.9888	Rillo, Eulalia.	1	0.0732
Poblete, Eufrosina.	1	3.2645	Rillo, Honorata.	1	.0310
Poblete, Eulogio.	1	.0335	Rillo, Juana.	1	.0360
Poblete, Euprosina.	1	.3205	Rimán, Apolonia.	1	1.1405
Poblete, Eusebio.	1	.9010	Rodríguez, Anastacia.	2	5.1358
Poblete, Faustino.	3	5.3888	Rodríguez, Aniceto.	3	4.9840
Poblete, Fecatalica.	2	4.9967	Rodríguez, Domingo.	1	.4492
Poblete, Felipe.	1	.1758	Rodríguez, Enrique.	1	1.1278
Poblete, Filomeno.	3	17.2260	Rodríguez, Eugenio.	2	.9400
Poblete, Florencio.	2	2.4875	Rodríguez, Inocencio.	1	1.1080
Poblete, Florentina.	1	.1892	Rodríguez, Martín.	1	.0577
Poblete, Guillermo.	1	1.6458	Rodríguez, Maximino.	1	.2393
Poblete, Inéz.	7	31.9500	Roxas, Modesto.	1	1.1430
Poblete, Inocencio.	3	19.4150	Romano, Canuto.	2	.8137
Poblete, Jacoba.	3	19.1077	Romano, Dominga.	1	.0430
Poblete, Julia.	4	18.8135	Ronquillo, Carmen.	3	24.9820
Poblete, Juliana.	3	7.8385	Ronquillo, Emerenciana.	1	5.6043
Poblete, Macaria.	2	3.4530	Ronquillo, Gertrudes.	1	.3472
Poblete, Macario.	1	24.7645	Ronquillo, Marta.	3	28.1320
Poblete, Marcelino.	1	.0890	Rosario, Anselmo del.	1	4.0275
Poblete, Marcelo.	1	3.5473	Rosario, Cosme del.	2	6.3565
Poblete, Maria.	4	12.8182	Rosario, Daniel del.	1	3.2823
Poblete, Maria.	2	1.3588	Rosario, Estanislao del.	1	.4455
Poblete, Mateo.	1	.0472	Rosario, Genoveva del.	2	8.4710
Poblete, Matías.	3	42.6288	Rosario, Jacobita del.	1	.3927
Poblete, Nicolasa.	2	3.7085	Rupido, Hilarion.	1	.0210
Poblete, Pedro.	4	7.8120	Sábado, Francisca.	1	.0118
Poblete, Pio.	9	155.8092	Sagpao, Ambrosia.	1	.2597
Poblete, Prudencio.	2	5.3773	Salcedo, Tomasa.	1	1.1193
Poblete, Ramón.	9	64.0585	Salvador, Melecia.	1	1.1055
Poblete, Rita.	1	6.0042	Samot, Marciano.	2	.3850
Poblete, Rufino.	1	6.6360	Sanchez, Eulalio.	1	1.1667
Poblete, Romana.	4	79.4408	Sanchez, Gil.	1	1.1790
Poblete, Rosa.	2	8.3847	Sanchez, Jacinto.	1	.4105
Poblete, Rosa.	2	14.9573	Sanchez, Juana.	1	.0485
Poblete, Rosendo.	2	1.5250	Sanchez, Tito.	1	.4525
Poblete, Sabas.	4	11.2180	Sapanta, Simeona.	1	1.1393
Poblete, Serapio.	1	3.0520	Sapopo, Epifania.	2	.6597
Poblete, Tiburcio.	2	4.7725	Sapopo, Leoncia.	1	1.1018
Poblete, Urbano.	1	10.8702	Sapopo, Maria.	2	1.2400
Poblete, Vicenta.	3	8.7810	Sarmiento, Paulina.	1	.3317
Poblete, Vicente.	1	.0830	Sarmiento, Felipe.	1	2.6408
Poblete, Vidal.	2	6.0000	Sevillano, Eugenio.	2	5.5815
Policar, Valentin.	3	14.7938	Signo, Eulalia.	1	.0220
Presente, Pedro.	1	.1982	Sismait, Maximo.	2	8.8285
Prodigalidad, Petronila.	1	.0805	Sismait, Prudencia.	7	16.4600
Pugay, Espiridión.	1	.0295	Solis, Anselmo.	1	.0325
Pugeda, Catalino.	1	.0475	Solis, Serapio.	2	5.5002
Pulido, Nicolasa.	2	1.2153	Stuart, Filomena.	2	6.1283
Pulido, Tomás.	2	3.7080	Sulit, Alejandro.	1	.0585
Punsalan, Cirilo.	1	.0570	Susana, Roberto.	1	1.1737
Punsalan, Francisco.	2	8.7035	Susara, Froilan.	2	3.1990
Puño, Pablo.	5	7.8447	Talim, Romana.	1	1.1268
Quinto, Mateo.	1	1.1185	Tanawan, Felipe.	1	1.1422
Ramirez, Catalina.	3	13.7265	Talimhoc, Antonia.	1	.0550
Ramirez, Lázaro.	3	27.9287	Talob, Francisco.	1	3.6625
Ramos, Isidora.	1	.1473	Talob, Pablo.	2	6.5790
Ramirez, Nicolasa.	5	35.9530	Talob, Rufino.	1	.0713
Ramirez, Teodora.	5	36.2105	Taloban, Cándido.	1	.3425
Rebollo, Alejandra.	3	7.0145	Taloban, Vicenta.	1	.2227
Rebollo, Lucas.	3	7.7233	Talonyay, Apolonio.	1	.0083
Rebollo, Pelagia.	9	136.7147	Talonyay, Santiago.	1	1.0427
Resos, Melquiades.	1	.1385	Tamoc, Gil.	1	.3775
Resos, Victoria.	1	.1583	Tampis, Eulalio.	1	4.4815
Reyduca, Josefa.	1	.2797	Tampoc, Cornelio.	1	.0960
Reyes, Antonia.	1	.0523	Tampoc, Dionisio.	3	5.6690
Reyes, Francisco.	4	5.1955	Tampoc, Faustina.	2	.0875
Reyes, Juliana de los.	1	.3035	Tampoc, Maria.	1	.0633
Reyes, Máxima.	1	.9577	Tampoc, Tomasa.	1	1.6000
Reyes, Melecio.	1	.7198	Tampol, Antonina.	1	.2072
Reyes, Quintín.	1	.1220	Tampol, Pablo.	2	5.6173
Reyes, Teresa.	1	.0892	Tanega, Antero.	3	9.8055
Ricafrente, Anacleto.	3	4.8908	Tanega, Antonia.	5	14.2600
Ricafrente, Juan.	1	.1570	Tanega, Domingo.	1	.0332
Ricasa, Melecio.	1	.1840	Tanaga, Fidelina.	1	.0923
Rieta, Benito.	1	.0420	Tanaga, Francisco.	1	.1195
Rillo, Domingo.	2	.1315	Tanega, Honorata.	7	150.1862

*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Naic estate—Continued.</i>			<i>Naic estate—Continued.</i>		
Tanega, Isabel.....	2	7.7345	Yubiengco, Eugenia.....	2	13.2235
Tanega, Lucio.....	4	11.7100	Yubiengco, Guillermo.....	6	72.4212
Tanega, Pedro.....	5	18.5278	Yubiengco, Manuela.....	1	.1055
Tanoco, Ursula.....	2	5.8137	Ysay, Eulalia.....	1	.1723
Tibayan, Alejo.....	3	1.7718	Zapanta, Emiliano.....	1	.2202
Tibayan, Joaquina.....	1	.2205	Zapanta, Hipólito.....	1	.8623
Tibayan, Román.....	4	26.4852	Zapanta, Narciso.....	1	.2572
Tigcal, Dominga.....	1	.0650	1,007 purchasers; 1,802 sales; 8,335.7696 acres.		
Tigcal, Benito.....	1	.0998	<i>Orino estate.</i>		
Tigcal, Justa.....	1	.0890	Agustín, Camilo.....	3	.3288
Tigcal, Lucas.....	1	.0662	Alarcón, Leon.....	1	.0460
Tioseng, Tin.....	1	.1493	Alarcón, Luisa.....	1	.3762
Tipon, Agustín.....	1	.5915	Alarcón, Maria Mercedes.....	7	14.8835
Título, Lucía.....	1	.0660	Almansan, Felisa.....	1	.0283
Tolentino, Dimas.....	1	.2610	Almasan, Tomas.....	3	2.0295
Tolentino, Fausto.....	2	7.2655	Almasan, Valeriano.....	1	.0245
Tolentino, José.....	2	5.8982	Andres, Eustaquio.....	1	.1320
Tolentino, Macaria.....	4	12.1253	Angeles, Agustín.....	1	.0240
Tolentino, Matilde.....	1	6.6205	Angeles, Alberto.....	1	.0415
Torres, Epifania.....	1	.0645	Angeles, Anastasio.....	1	.1452
Toribio, José.....	1	.5555	Angeles, Anselma V.....	1	.2103
Uñtalan, Maria.....	1	.3585	Angeles, Faustino.....	1	.2682
Uson, Máxima.....	1	.1320	Angeles, Joaquin.....	1	.2840
Uson, Toribio.....	2	3.5502	Angeles, José.....	1	.1913
Valenzuela, Andrés.....	2	6.5303	Angeles, Lucio.....	2	.5817
Valenzuela, Guillermo.....	2	37.7812	Angeles, Mariano G.....	5	1.3818
Valenzuela, Juan.....	1	.1430	Angeles, Moisés.....	1	.0170
Valenzuela, Luisa.....	2	5.2713	Angeles, Regina G.....	1	8.2770
Valenzuela, Lucía.....	1	.0555	Antonio, Andrea.....	1	6.1185
Valenzuela, Maria.....	1	.2512	Antonio, Francisco.....	10	89.4190
Valenzuela, Micaela.....	2	3.8155	Antonio, Marcelo.....	1	4.3330
Valenzuela, Pedro.....	1	8.2635	Atienza, Maria.....	1	12.2050
Valenzuela, Sotero.....	4	13.6430	Aquino, Tomás.....	1	.3015
Valenzuela, Tomás.....	1	6.2165	Arellano, Cayetano.....	2	5.9032
Vasquez, Agueda.....	3	6.9995	Asis, Hilario de.....	1	.2423
Vasquez, Alejandro.....	1	.0303	Bagtas, Cipriano.....	1	1.1712
Vasquez, Anastasia.....	1	8.5800	Bagtas, Doroteo.....	1	.0535
Vasquez, Blasica.....	2	4.5657	Bagtas, Lazaro.....	1	.0735
Vasquez, Bonifacia.....	2	6.8783	Bagtas, Modesto.....	1	.0635
Vasquez, Dominga.....	2	2.7570	Bagtas, Rosenda.....	1	6.3737
Vasquez, Francisco.....	1	9.8985	Bagtas, Simeon.....	1	.0435
Vasquez, Inés.....	1	3.7135	Bagtas, Vicente.....	1	.0493
Vasquez, José.....	3	9.5722	Balmaceda, Arístón.....	1	.0160
Vasquez, Louis.....	2	.0885	Balmaceda, Felipe.....	2	13.3655
Vasquez, Maria.....	4	13.7830	Balmaceda, José.....	1	.0567
Vasquez, Marcial.....	11	54.9283	Balmaceda, Natalio.....	1	.0515
Vasquez, Melecio.....	1	9.8037	Baltazar, Primitivo.....	2	22.0295
Vasquez, Pablo.....	1	.0305	Baltazar, Victor.....	8	79.6103
Vasquez, Simplicio.....	3	19.1750	Baluyot, Casimiro.....	3	11.6265
Vergado, Marcelino.....	3	59.7590	Baluyot, Isabel.....	1	.3535
Velasco, Silverio.....	1	.1268	Baluyot, Lorenzo.....	1	.3605
Velasco, Sixto.....	5	217.1505	Baluyot, Matea.....	2	6.7585
Velasco, Tomas.....	2	3.1765	Baluyot, Maximo.....	1	3.6097
Viejon, Rafael.....	1	.0052	Baluyot, Santiago.....	3	12.4665
Villa, Simón.....	2	12.8900	Baluyot, Teodoro.....	2	8.8228
Villa, Isidoro.....	1	.1135	Baluyot, Wenceslao.....	1	16.4870
Villafior, José.....	3	.6283	Bantog, Luis.....	1	.0840
Villafranca, Policarpo.....	1	342.0162	Barcarce, Florencio.....	2	7.9242
Villaluz, Agustina.....	1	.0903	Bautista, Antonia.....	1	1.0363
Villaluz, Claudio.....	1	1.1935	Bautista, Basilio.....	1	.1765
Villaluz, Eustaquio.....	1	.4477	Bautista, Juan.....	1	6.8870
Villaluz, Florentina.....	1	.0355	Bautista, Simeon.....	3	20.4422
Villaluz, Juliana.....	1	.1088	Bautista, Vicente.....	1	1.343
Villaluz, Román.....	1	.0012	Bautista, Victoria.....	1	.1072
Villanueva, Domingo.....	1	4.0518	Benjamin, Policarpo.....	3	5.0868
Villanueva, Gregorio.....	1	.0372	Bruno, Moisés.....	1	.1682
Villanueva, José.....	1	4.8033	Buenseda, Bonifacio.....	1	.0193
Villanueva, Marcelino.....	1	.4712	Bustamante, Antonio.....	3	5.5312
Villar, Atanasio.....	1	.0783	Bustamante, Vicente.....	1	.1615
Vinosa, Ana.....	2	.0890	Calimbas, Francisco M.....	1	12.1093
Vinosa, Elena.....	2	4.5705	Calimbas, Donato E.....	3	.2372
Vinas, Juliana.....	1	.1520	Calimbas, Eugenia.....	2	.0720
Viray, Gavina.....	1	.6315	Calimbas, Francisco.....	3	7.6500
Viray, Petrona.....	1	.0362	Calimbas, Ignacia.....	1	.0553
Yapquinco, Dorotea.....	1	16.5113			
Yapquinco, Marciana.....	2	4.2875			
Yubiengco, Dominga.....	2	12.0915			

Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Orino estate—Continued.</i>			<i>Orino estate—Continued.</i>		
Calimbas, Lorenzo.....	1	0.0382	Isidro, Filomena.....	1	0.5370
Calimbas, Pedro.....	2	2.9413	Isidro, Francisco.....	1	8.5380
Calimbas, Sabino.....	3	4.7577	Isidro, Leon.....	1	13.3253
Canaria, Esteban.....	1	0.870	Isidro, Reymundo.....	3	9.2577
Canaria, Felix.....	1	0.685	Isidro, Vicente.....	2	4.2225
Candido, Francisco.....	2	4.5515	Ison, Pedro.....	1	0.793
Carreon, Maria.....	1	13.2858	Jesus, Moises de.....	1	0.265
Carreon, Teodoro.....	2	6.2385	Jesus, Lorenzo de.....	2	8.7802
Castillo, Basilio.....	1	0.647	José, Gregorio San.....	1	1.838
Concepcion, Damaso.....	1	0.580	José, Teodoro San.....	1	1.287
Cornelio, Agapito.....	1	0.263	Julian, Vicente.....	2	9.9535
Cornelio, Juan.....	1	0.667	Labrador, Fermina.....	1	0.693
Cornelio, Juliana.....	3	9.2895	Lacson, Eduarda.....	3	4.4350
Crisostomo, Bonifacia.....	3	10.3548	Lacson, Paulino.....	1	3.1900
Crisostomo, Maria.....	1	0.182	Lázaro, Mariano.....	1	0.380
Crisostomo, Valentin.....	1	1.125	Lazarte, Victor.....	1	10.9900
Cruz, Agripino de la.....	1	0.215	Leon, Francisco de.....	4	14.7285
Cruz, Arcadio de la.....	1	0.458	Liamson, Gavino.....	4	16.6117
Cruz, Bartolome de la.....	1	0.477	Lim, Mariano R.....	1	0.435
Cruz, Federico de la.....	3	6.0118	Lintag, Anselma.....	1	1.1625
Cruz, Felix de la.....	1	0.527	Lonzon, Ciriaa.....	2	21.1915
Cruz, Francisco.....	1	0.515	Lonzon, Joaquina.....	7	120.7745
Cruz, Francisca de la.....	1	0.525	Lonzon, Quirina.....	3	7.1288
Cruz, Gabino de la.....	1	0.623	Lonzon, Rosendo.....	2	3.2915
Cruz, Isabel de la.....	1	0.340	Loreto, Teodora.....	1	0.430
Cruz, Jose de la.....	2	12.4327	Manalo, Antonio.....	1	0.862
Cruz, Justo de la.....	1	7.1660	Manalo, Basilia.....	2	5.5503
Cruz, Luciana de la.....	2	3.878	Manalo, Esteban.....	2	5.440
Cruz, Maria de la.....	2	1.557	Manansela, Hugo.....	1	0.582
Cruz, Maria C.....	1	0.468	Mangubat, Paulino.....	1	1.1225
Cruz, Segunda de la.....	1	1.775	Mangubat, Mariano.....	2	5.4470
Cruz, Balmaceda, Simeon.....	1	0.437	Mariano, Catalino.....	5	80.5448
Custodio, Eriberto.....	2	1.330	Mariano, Cecilia.....	1	1.1902
Custodio, José.....	4	3.5985	Mariano, Teodorico.....	1	1.3180
Dalisy, Valentin.....	1	0.333	Mateo, Gervasio.....	3	6.1325
Dayang, Florencio.....	1	0.765	Mateo, Guillermo.....	1	1.1343
Depano, Petra.....	1	0.212	Mateo, Juan.....	1	0.975
Dequiros, Regino.....	1	0.280	Mateo, Regino.....	1	5.2295
Dison, Dionicio.....	1	0.253	Mateo, Victor.....	1	1.090
Dizon, Mariano.....	1	0.277	Mendoza, Adriano.....	1	0.577
Domingo, Cayetano Santo.....	2	1.1615	Mendoza, Anacleto.....	1	2.0025
Domingo, Tomas Santo.....	5	7.8385	Mendoza, José.....	1	1.1823
Enriquez, Josefa.....	3	6.2558	Mendoza, Mariano.....	1	2.2975
Enriquez, Nicolasa.....	1	4.6375	Mendoza, Romana.....	1	0.0300
Enriquez, Policarpio.....	1	0.970	Mendoza, Rufino.....	1	1.030
Feliciano, Joaquina.....	1	0.855	Mesa, Bruno de.....	1	0.360
Feliciano, Maria.....	1	4.1555	Miguel, Balbina.....	1	0.247
Feliciano, Marcelo.....	1	0.658	Miguel, Cosme.....	3	4.0428
Feliciano, Pedro.....	2	2.060	Monzon, Esperanza.....	6	62.0197
Fernandez, Hermogenes.....	1	1.187	Nava, Feliciano.....	1	0.265
Fernandez, Joaquin.....	1	7.9235	Naval, Cayetana.....	6	25.9318
Fernandez, Maria.....	1	0.442	Navarro, Abdon.....	1	1.1020
Fernandez, Miguel.....	1	1.1718	Navarre, Antonio.....	2	2.192
Fernandez, Victoriana.....	2	4.0102	Navarro, Buenaventura.....	1	0.180
Flores, Eulogia.....	1	1.1395	Navarro, Cornelio.....	1	0.553
Flores, José.....	1	2.8350	Navarro, Esteban.....	1	0.705
Gabriel, Alejo.....	1	1.1973	Oliveros, Antonia.....	1	1.1052
Garcia, Juan.....	1	1.162	Oliveros, Santiago M.....	2	26.7283
Garcia, Pablo.....	1	0.480	Paguio, Isidro.....	2	19.3960
Geronimo, Eusebio.....	1	0.905	Paguio, Marta.....	1	19.2790
Gomez, Ciriaa.....	5	11.0113	Paguirigan, Gregorio.....	1	0.320
Gomez, Domingo.....	1	2.6515	Pañgillinan, Aguedo.....	1	1.1065
Gomez, Juan.....	2	27.2930	Pañgillinan, Antonino.....	1	0.927
Goffo, Francisca.....	1	0.957	Pañgillinan, Basilia.....	1	0.475
Guzman, Andres de.....	1	0.450	Pañgillinan, Benifacio.....	1	1.1780
Guzman, Demetrio de.....	1	0.343	Pañgillinan, Mariano.....	1	0.798
Guzman, Esteban de.....	1	0.345	Pascual, Enrique.....	1	0.522
Guzman, Eusebio de.....	1	0.990	Pedro, Paulino.....	1	0.493
Guzman, Fabian de.....	1	5.305	Peña, Luciana de la.....	1	17.4305
Guzman, Francisco G.....	1	4.647	Peña, Segunda de la.....	1	0.540
Guzman, Pedro de.....	3	2.475	Peña, Sixto.....	1	1.1635
Guzman, Simeon de.....	1	0.623	Pereyra, Andrea.....	2	6.0335
Guzman, Victor de.....	2	6.3075	Pereyra, Benito.....	2	6.5712
Hipolito, Adolfo R.....	1	0.995	Pereyra, Cecilia.....	2	12.6023
Hipolito, Pedro R.....	2	5.3453	Pereyra, Estanislao.....	1	0.297
Ignacio, Maxima.....	1	0.517	Pereyra, Lázaro.....	1	0.698
Isidro, Dominga.....	4	16.9430	Perez, Andres.....	1	1.1492
			Perez, Eusebio.....	2	1.298

*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Orino estate—Continued.</i>			<i>Orino estate—Continued.</i>		
Perona, Andrea.....	2	8.7497	Sinson, Federico.....	1	12.4980
Perona, Maximina.....	1	.0588	Soleta, Francisco.....	1	.0460
Pizarro, Andrea.....	1	.0170	Soriano, Domingo.....	1	.0672
Quicho, Andres.....	1	.1467	Soriano, Severino.....	1	.1193
Quicho, Estefania.....	2	.1010	Soriano, Silvestre.....	1	.0160
Quicho, Fernanda.....	1	.0570	Teodoro, Maria.....	1	.0377
Quicho, Francisco.....	1	.1760	Tiambeng, Gaspar.....	1	.0535
Quicho, Jacinto.....	1	.0200	Tiambeng, Guillermo.....	1	.0325
Quicho, José.....	2	.1728	Tiambeng, Reymundo.....	2	1.403
Quicho, Juliana.....	1	.0395	Tiambeng, Vicente.....	1	.0822
Quicho, Laureano.....	1	.2397	Traiano, Agaton.....	1	.1515
Quicho, Marcelo.....	2	8.8880	Traiano, Antonio.....	2	3.0088
Quicho, Marcelo.....	3	3.7693	Traiano, Daniel.....	2	2.2547
Quicho, Miguella.....	6	9.5627	Traiano, Elena.....	1	.1535
Quicho, Pedro.....	1	.0368	Traiano, Esberto.....	1	.0390
Quicho, Telesfora.....	1	.0375	Traiano, Eugenio.....	3	2.2868
Quizon, Maximino.....	1	.2850	Traiano, Marcelino.....	1	.0657
Quizon, Pedro.....	1	.0235	Traiano, Segundo.....	5	9.2235
Reyes, D. F.....	1	8.9515	Traiano, Zacarias.....	1	.0335
Reyes, Felipe Versosa.....	5	6.0442	Tuason, Antonio.....	1	13.8255
Reyes, Juliana de los.....	1	.3425	Tuason, Emiliano.....	1	19.2610
Reyes, Pedro de los.....	1	8.0760	Tuason, Mariano.....	1	.0195
Ribera, Antonia.....	1	3.8008	Tuason, Pedro.....	2	5.0030
Ribera, Emiliana.....	3	39.0380	Tumalat, Luis.....	3	10.8508
Ribera, Estanislao.....	2	6.8695	Tumalat, Mamerto.....	1	9.9020
Ribera, Manuela.....	3	20.1665	Tumalat, Miguel.....	1	.2097
Ribera, Porfirio.....	3	19.8740	Urquiza, Francisco.....	4	4.6208
Rodriguez, Ambroelo.....	1	.0632	Valentuz, Ciriaeo.....	1	.0795
Rodriguez, Domingo P.....	1	.0453	Vazquez, Cayetano.....	1	.0287
Rodriguez, Damian.....	2	11.2740	Yenegas, José.....	3	12.4059
Rodriguez, Florencio.....	2	4.1422	Yenegas, Paulo.....	3	19.3980
Rodriguez, Isabel.....	3	21.7755	Yenegas, Pedro.....	1	.1865
Rodriguez, Joaquina.....	1	.2883	Vermudo, Apolonio.....	1	.0310
Rodriguez, Maria.....	2	4.5565	Vermudo, Bartolomé.....	2	2.8375
Rodriguez, Maria C.....	3	31.6082	Vermudo, Catalina.....	1	.0450
Rodriguez, Moises.....	5	7.8503	Vermudo, Manuel.....	1	.0192
Rodriguez, Petrona.....	2	38.7415	Villanueva, Modesto.....	2	.9088
Rodriguez, Silvino.....	2	.0695	Villanueva, Pio.....	1	.0880
Rodriguez, Tomasa.....	2	2.7842	Villegas, Alberto.....	1	.1020
Rodriguez, Vicente.....	7	101.1813	Villegas, Domingo.....	2	1.4745
Rojas, Bernabela.....	1	.0617	Villegas, Hilaria.....	1	1.4447
Rojas, Isldoro de.....	1	.1635	Villegas, Juan.....	3	1.9527
Romero, Severino.....	1	.0638	Villegas, Leopoldo.....	1	.2010
Rosario, Jacinta del.....	2	2.7510	Villegas, Pedro.....	2	.2020
Rosario, Victor del.....	2	6.5440	Villegas, Segundo.....	2	1.8250
Rubio, Antonio.....	1	.0922	Vitangcol, Rufino.....	2	7.6270
Rubio, Eusebio.....	1	.1340	344 purchasers; 600 sales;		
Sabino, Leonardo.....	4	26.8753	2,079.0730 acres.		
Sabino, Ramon.....	1	.0132			
Sabino, Remigia.....	1	.1058			
Sabino, Santiago.....	1	5.6060			
Salaveria, Francisco.....	3	11.4630	<i>San Francisco de Malabon</i>		
Salaveria, Pedro.....	5	20.5825	<i>estate.</i>		
Salaveria, Prudencio.....	1	.1725	Aatangan, Anastacio.....	5	24.9807
Salamon, Paula.....	5	44.5667	Aatangan, Antonio.....	1	.0600
Sanchez, Antonio.....	2	2.3410	Aatangan, Ceferino.....	2	.0840
Sanchez, Apolonio.....	2	4.1548	Aatangan, Juana.....	1	.0473
Sanchez, Donata.....	2	2.4105	Aatangan, Manuela.....	1	.0597
Sanchez, Julla.....	2	2.7852	Aatangan, Petrona.....	4	13.3553
Sangalang, Cirilo.....	2	3.8920	Abad, Juana.....	1	.6430
Santos, Andres, C.....	8	54.6393	Abad, Mariano.....	1	.2690
Santos, Buenaventura.....	1	1.5622	Abadilla, Esteban.....	1	.2177
Santos, Candelaria de los.....	1	.0170	Abadilla, Nicomedes.....	1	.1643
Santos, Cirilo de los.....	1	2.3683	Abarro, Basilio.....	2	.6260
Santos, Esteban.....	2	5.9115	Abarro, Juan.....	1	.0412
Santos, Felix.....	1	.1410	Abarro, Pedro.....	1	.4033
Santos, Ines de los.....	1	2.9300	Abarro y Buenaflor, Pedro.....	4	11.8912
Santos, Jacinto.....	1	.2005	Abarro, Segundo.....	3	1.7493
Santos, Leon de los.....	1	6.6005	Abarro, Tomas.....	1	.1950
Santos, Macario.....	9	207.8987	Abarro, Vicenta.....	1	4.3892
Santos, Maria de los.....	3	3.5570	Abdon, Simplicia.....	1	.0558
Santos, Telesforo.....	5	6.0293	Abordo, Oliva.....	1	.0800
Santos, Tomas de los.....	4	3.0370	Abueg, Adriano.....	1	.0840
Senungco, Maria.....	1	.0600	Abueg, Baldomera.....	1	5.7000
Senungco, Pascual.....	1	.0532	Abueg, Bernardino.....	1	.0235
Signio, Justo.....	2	.1973	Abueg, Braulia.....	3	12.0810
Singian, Gregorio.....	1	21.5745	Abueg, Caudido.....	2	.1925
			Abueg, Catalino.....	2	.3875

*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>San Francisco de Malabon estate—Continued.</i>			<i>San Francisco de Malabon estate—Continued.</i>		
Abueg, Cornelio.....	1	0.7382	Anglo, Miguel.....	1	0.0473
Abueg, Daniel.....	1	7.8045	Antonio, Aniceto.....	1	.0825
Abueg, Eduardo.....	2	5.9305	Antonio, Filomeno.....	6	9.7117
Abueg, Emiliano.....	2	15.0738	Apollimar, Procesa.....	1	.1775
Abueg, Eufemio.....	2	.6050	Aquino, Doroteo.....	1	.1485
Abueg, Felipe.....	1	.1632	Aquino, Luciano.....	1	.1475
Abueg, Fermína.....	6	15.2558	Aquino, Tomas.....	1	.0620
Abueg, Gregoria.....	1	.1602	Araga, Carlos.....	1	.6533
Abueg, Gregorio.....	1	.0678	Arca, Margarita.....	2	.4352
Abueg, Inocencia.....	1	.2585	Arcega, Florencia.....	2	14.5138
Abueg, Juan.....	1	.2577	Arcenal, Miguel.....	1	.1070
Abueg, Juliana.....	6	7.7395	Arcilla, Dominga.....	1	2.5225
Abueg, Magno.....	1	.8750	Arcon, Marcelino.....	1	2.0662
Abueg, Marta.....	2	1.6780	Arias, Irinea.....	1	.3680
Abueg, Melecia.....	1	.1285	Arlstones, Francisca.....	2	14.7508
Abueg, Severino.....	1	.1863	Armesto, Tomas.....	1	.1490
Abueg, Isidora.....	2	2.1047	Arnaldo, Asuncion.....	2	45.4292
Abueg, Isidro.....	7	49.2993	Arnaldo, Catalino.....	20	219.6963
Abundo, Antonino.....	2	10.7820	Arnaldo, Epifania.....	3	26.2867
Abundo, Basilio.....	3	5.4770	Arnaldo, Estanislao.....	10	108.9575
Abundo, Matias.....	1	8.4402	Arnaldo, Marmerta.....	8	100.7538
Abundo, Mariano.....	1	16.5498	Arnaldo, Ponciano.....	14	78.0415
Abundo, Pablo.....	1	.0532	Aroma, Lorenzo.....	1	18.7825
Abutin, Agustina.....	2	4.3685	Aroma, Regino.....	2	7.9925
Abutin, Andrea.....	3	8.7533	Aroma, Valeriana.....	1	7.5217
Abutin, Artemio.....	1	.0907	Aron, Eustaquia.....	4	7.5123
Abutin, Bernardo.....	2	6.4193	Aron, Lorenzo.....	2	19.7615
Abutin, Dalmacia.....	3	.7857	Aron, Mariano.....	2	4.9840
Abutin, Emeterio.....	1	.1315	Aron, Moises.....	4	21.9592
Abutin, Esperdiona.....	1	.1510	Aroy, Meliton.....	1	.1495
Abutin, Eulogio.....	1	.6850	Artista, Honorio.....	3	14.4180
Abutin, Gavino.....	1	.1370	Artista, Martina.....	1	3.9292
Abutin, Ignacia.....	2	.4558	Ascaño, Ignacio.....	1	.4722
Abutin, Isidro.....	2	.4675	Ascaño, Macaria.....	4	9.5813
Abutin, Julian.....	2	.7385	Ascaño, Sebastian.....	1	1.0507
Abutin, Macaria.....	14	57.6475	Ascaño, Timotea.....	1	.1175
Abutin, Marciana.....	1	.0450	Asercion, Brigido.....	2	14.4330
Abutin, Martin.....	1	.1880	Asican, Isberto.....	2	37.6745
Abutin, Maxima.....	3	15.9147	Asiman, Eustaquio.....	1	1.5099
Abutin, Vicenta.....	1	.1200	Asistores, Gregorio.....	1	.1255
Acbang, Felix.....	1	.1280	Asistores, Juan.....	2	8.5810
Aclan, Hermenigilda.....	3	12.9513	Asisteres, Macario.....	7	44.1855
Adas, Honorata.....	3	3.0697	Asisteres, Manuel.....	2	3.3085
Adrid, Eulogio.....	1	8.9610	Asisteres, Santiago.....	1	19.3947
Agajan, Adriano.....	1	6.3703	Aspuria, Vicente.....	1	.2353
Aguinaldo, Baldomero.....	1	76.2315	Asuero, Fausto.....	2	.8697
Albay, Potenciana.....	1	.1130	Atienza, Martina.....	1	.3843
Alberto, Basilio.....	2	2.2192	Atienza, Tranquillino.....	1	.2577
Alberto, Victoriana.....	2	.8845	Austria, Crispina.....	1	.0755
Alcantara, Andres.....	1	.3113	Austria, Geronimo.....	2	5.3158
Alcantara, Melecio.....	1	3.8322	Austria, Narciso.....	5	15.7692
Alejo, Espiridon.....	1	.0495	Austria, Ysabel.....	1	.7318
Alejo, Pantaleona.....	1	.6618	Avanceña, Bernarda.....	2	6.6357
Alfaro, Bonifacio.....	1	.1905	Avanceña, Concepcion.....	2	17.4910
Alfaro, Severina.....	2	7.7470	Avanceña, Florentina.....	1	9.5258
Alfaro, Tranquillino.....	2	.4815	Avanceña, Guillermo.....	7	34.7872
Alimasan, Juana.....	1	.1400	Avanceña, Juana.....	2	.4935
Alimasan, Manuel.....	2	.4045	Avanceña, Tomas.....	1	.3255
Alix, Benito.....	1	.9010	Avaledo, Tarcila.....	2	.2300
Alix, Damaso.....	1	.0907	Avillana, Victor.....	4	29.0790
Alix, Eustaquio.....	1	3.6615	Banaua, Anastacio.....	1	.1115
Almario, Bernardina.....	1	.0560	Banaua, Nicasio.....	1	.6263
Almario, Juan.....	1	.1758	Baquiran, Benigno.....	1	.0747
Almario, Pedro.....	1	.0965	Baquiran, Catalina.....	1	.1440
Alonso, Cosme.....	1	.0595	Baquiran, Francisca.....	1	.0660
Alonso, Victor.....	1	.0960	Baquiran, Remigio.....	3	6.4790
Alonso, Victoriano.....	1	10.5900	Baquiran, Rufino.....	1	.1278
Alvarez, Mariano.....	1	10.6085	Barion, Severa.....	2	7.4140
Amboiga, Margarita.....	1	.1282	Barrera, Constantino.....	1	.1575
Amit, Martin.....	2	1.6368	Barrera, Macario.....	1	.0722
Amores, Maria.....	1	1.1417	Barrientos, Agustin.....	1	.2395
Anacan, Maria.....	1	9.0213	Barrientos, Esteban.....	3	7.1013
Andaya, Andres.....	3	1.9777	Barrientos, Marcelo.....	5	11.0865
Andico, Benito.....	2	6.4878	Barrientos, Mauricia.....	3	.7015
Angeles, Gregorio.....	1	3.3360	Barrientos, Procesa.....	2	2.8797
Anguico, Agustin.....	1	.1037	Barrientos, Roman.....	1	.3523

*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>San Francisco de Malabon estate—Continued.</i>			<i>San Francisco de Malabon estate—Continued.</i>		
Barron, Perfecto.....	2	0.1520	Bumatayo, Simplicio.....	1	0.1400
Basa, Agaton.....	1	.1875	Bunda, Daniel.....	3	9.7695
Basa, Benito.....	1	.0590	Bunda, Juliana.....	1	.1700
Basa, Eleuterio.....	2	.6280	Bunda, Justo.....	2	3.4978
Basa, Marcelino.....	3	1.6847	Bunda, Roberto.....	2	15.7872
Basa, Pablo.....	2	6.6880	Bunda, Severo.....	1	.1728
Bati, Antera.....	1	.2323	Cabral, Gregorio.....	1	.6445
Bati, Gregoria.....	1	.0397	Cabrera, Rufina.....	1	.1075
Batohan, Tito.....	1	.5203	Cabrera, Saturnino.....	1	.8650
Bautista, Esperidion.....	1	.9562	Cafuir, Lorenzo.....	3	25.0897
Bautista, Soledad.....	2	9.6623	Caldejon, Alejandra.....	1	8.1230
Bayan, Atanasia.....	1	.0942	Caldejon, Benedicto.....	1	1.1975
Baylen, Calixta.....	1	7.7468	Caldejon, Eduarda.....	1	.2705
Baylen, Santiago.....	1	8.6432	Caldejon, Emiliana.....	4	5.6725
Beltran, Mariano.....	1	1.290	Caldejon, Flaviano.....	2	19.9025
Bernal, Feliciano.....	1	.2420	Caldejon, Maria.....	1	1.0735
Betus, Mateo.....	1	.3595	Caldejon, Simeon.....	2	9.7160
Biason, Juliana.....	1	13.5850	Caldejon, Trinidad.....	1	.2168
Biason, Valeriana.....	2	4.7715	Calle, Guillermo.....	1	8.3552
Viray, Juan.....	1	.4330	Calle, Mariano.....	1	.6985
Blancia, Lucas.....	1	13.9205	Calle, Rufino.....	2	4.6530
Bobadilla, Benita.....	4	30.6018	Camacian, Manuel.....	3	7.2500
Bobadilla, Manuel.....	1	.1592	Camantigue, Juan.....	2	11.5953
Bobadilla, Regino.....	1	.1450	Camit, Andres.....	1	7.0040
Borgoña, Felipe.....	1	1.6855	Camposagrado, Maria.....	3	1.8415
Broas, Crispulo.....	1	4.9293	Camposagrado, Teodorico.....	1	24.2887
Broas, Antonio.....	7	191.5485	Camposagrado, Valentin.....	1	.2905
Broas, Isabel.....	2	11.3062	Camtan, Ambrosio.....	2	14.2330
Buac, Gervasio.....	1	.0398	Candare, Gabriel.....	1	.1388
Buan, José.....	1	.2152	Candela, Candido.....	1	15.3827
Bucao, Juan.....	1	.0880	Cantada, Juan.....	1	1.5275
Bucao, Leoncia.....	2	.3008	Caparás, Magdalena.....	1	.1108
Buelatin, Agripina.....	1	.0865	Caparás, Pedro.....	1	7.8530
Buelatin, Bernardo.....	2	.5642	Carampot, Florencio.....	1	.2917
Bucaltin, Juan.....	1	.2813	Carungpong, Romualdo.....	1	27.8455
Buena, Andres.....	1	.0595	Carungpong, Vicente.....	1	4.1780
Buena, Gregorio.....	1	.2512	Castillo, Vicente.....	1	.2485
Buena, Pollicarpi.....	1	.0968	Castro, Agrifino.....	1	.3933
Buenafior, Cecilio.....	1	.1155	Castro, Baldomera de.....	1	16.6010
Buenafior, Luis.....	3	.9745	Castro, Blasica.....	1	.2545
Buenafior, Meliton.....	1	.8295	Castro, Concepción de.....	1	27.2230
Buenafior, Paula.....	5	1.4972	Castro, Hermenegildo.....	2	.7080
Buenafior, Regina.....	1	.2053	Castro, Hermogenes de.....	2	3.0370
Buenafior, Sinforoso.....	4	23.1955	Castro, Mariano de.....	1	13.4662
Buenafior, Tito.....	1	.1412	Castro, Ponciana.....	3	1.7095
Buenafior, Toribio.....	3	11.2430	Castro, Prudencio de.....	1	.3170
Buenavista, Simplicio.....	1	.5638	Castro, Ricardo de.....	1	12.9675
Buendia, Mateo.....	1	6.7425	Castro, Toribio.....	1	.4695
Buenviaje, Gavina.....	2	7.5597	Cateterman, Casimira.....	1	9.8833
Buenviaje, Patricia.....	1	.0925	Cateterman, Ynocencia.....	1	38.0972
Buenviaje, Petrona.....	1	14.4128	Catón, Gregorio.....	1	.0485
Bugjao, Marta.....	1	.4097	Cavarles, Maria.....	1	.1543
Bugjao, Raymunda.....	1	.1775	Chaves, Melecio.....	3	11.0495
Bugjao, Roberta.....	1	1.2600	Chico, Victorino.....	1	.0360
Buhain, Bonifacio.....	1	.1175	Cinco, Luciano.....	1	.1995
Buhain, Domingo.....	1	.0455	Cinco, Maria.....	1	.0440
Buhain, Felipa.....	1	.0760	Clamor, Antonio.....	1	.1267
Buhain, Francisco.....	1	1.1860	Clamor, Benigna.....	1	.1538
Buhain, Geronimo.....	1	.0598	Clamor, Candido.....	1	.1282
Buhain, Gil.....	1	1.1395	Clamor, Catalino.....	3	17.8538
Buhain, Isidoro.....	1	.0870	Clamor, Estanislao.....	1	.1647
Buhain, Jose.....	2	.8927	Clamor, Lucas.....	5	31.9668
Buhain, Luis.....	1	.0725	Clamor, Macario.....	1	.1662
Buhain, Manuel.....	4	.7348	Clamor, Severiana.....	1	.1055
Buhain, Mariano.....	1	.1137	Clamor, Simplicia.....	6	49.8933
Buhain, Valentina.....	1	.0390	Claridad, Luis.....	2	6.6510
Buhain, Vicente.....	1	.2523	Claridad, Vicente.....	3	6.6705
Buhatin, Isabelo.....	1	.1755	Clavo, Paula.....	1	1.6987
Buhay, Simeon.....	1	.2055	Clima, Domingo.....	1	.2310
Buhayen, Estanislao.....	1	.1772	Clima, Tomas.....	2	1.4208
Bulan, Mariano.....	1	1.1500	Covales, Gregoria.....	2	9.4790
Bulda, Emiterio.....	2	.5178	Cobeta, Teodorica.....	1	.6302
Bulda, Tomas.....	1	.6150	Colada, Antonio.....	1	.0615
Bumatayo, Elias.....	1	.1357	Colada, Jacinta.....	1	2.2138
Bumatayo, Espiridion.....	1	.2780	Colanding, Agaton.....	1	5.2665
Bumatayo, Juan.....	1	.0350			



*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>San Francisco de Malabon estate—Continued.</i>			<i>San Francisco de Malabon estate—Continued.</i>		
Clingind, Valeriano.....	1	0.2407	Cupon, Crispino.....	2	6.5022
Colapan, Romualdo.....	2	20.3333	Cupon, Hermogenes.....	2	.0530
Colarina, Bonifacio.....	8	106.1305	Cupon, Meleco.....	1	.0345
Colegio, Paula.....	3	11.1000	Custodio, Engracio.....	2	1.1520
Coliflores, Celso.....	1	.0777	Custodio, Isaac.....	2	2.5130
Coll y Buendia, Josefa.....	6	23.0955	Custodio, Victoria.....	2	6.1163
Colmenar, Alejandro.....	1	.2465	Dacon, Antonio.....	1	8.9840
Colmenar, Domingo.....	8	216.4325	Dacon, Manlio.....	3	8.0712
Colmenar, Gregorio.....	1	49.3858	David, Benita.....	3	8.7483
Colmenar, Segundo.....	8	157.6240	Dayret, Cecilia.....	1	9.2057
Colocado, Cecilia.....	1	.3030	Descalso, Isidro.....	1	1.8605
Colocado, Dominga.....	4	15.6167	Descalso, Lucia.....	1	.2000
Colocado, Irineo.....	1	.0945	Descalso, Timoteo.....	1	.1928
Colocotog, Pedro.....	2	9.1885	Deseo, Andres.....	1	16.0667
Columna, Ambrosio.....	1	.0790	Deseo, Justino.....	1	.1888
Columna, Andres.....	5	18.2798	Deseo, Mariano.....	2	137.8125
Columna, Blas.....	3	8.2067	Despida, Eustaquio.....	2	.6567
Columna, Eugenio.....	2	6.8265	Diaz, Andres A.....	2	10.4643
Columna, Flaviano.....	1	.1285	Diaz, Angela.....	5	19.7877
Columna, Francisco.....	1	3.5323	Diaz, Marcelina.....	1	5.9828
Columna, Juan.....	2	.7530	Dionis, Luis.....	1	.1020
Columna, Marcelo.....	3	6.9740	Dios, Tomasa R. de.....	9	34.1462
Columna, Mariano.....	5	12.7782	Diquet, Marcelina.....	1	.0520
Columna, Pascual.....	1	9.2433	Dolores, José.....	1	2.1983
Columna, Potenciano.....	1	.9455	Dominguez, Potenciana.....	1	.1677
Columna, Prisca.....	3	13.9955	Dones, Florencio.....	2	2.7300
Columna, Procesa.....	3	14.2697	Duarte, Santiago.....	1	.0720
Columna, Severa.....	1	.0688	Ducha, Apolonio.....	4	18.0733
Columna, Silvestre.....	1	.5260	Duelcain, Guillermo.....	2	8.5567
Columna, Simplicio.....	1	.2022	Dulce, Agripina.....	1	.4803
Comandante, Benito.....	3	6.0795	Dumali, Narciso.....	5	4.0945
Comandante, Olegaria.....	1	.0580	Dumandan, Aniceto.....	1	.0770
Comandante, Rafael.....	1	.0530	Dumandan, Catalino.....	1	.1815
Comision, Deogracias.....	1	7.5993	Dumaop, Maria.....	1	.0680
Comision, Policarpo.....	1	.0982	Duque, Bonato.....	1	.3737
Comision, Vidal.....	1	.2740	Echenique, Baldomera.....	1	7.9350
Compuesto, Simon.....	1	.1738	Ejercito, Catalina.....	1	18.5720
Conde, Catalino.....	1	.1167	Ejercito, Juan.....	1	1.2650
Conde, Daniel.....	3	3.8535	Encarnacion, Efifano.....	1	.3178
Conde, Pedro.....	3	3.0958	Encarnacion, Florentino.....	6	27.3652
Condol, Florentino.....	1	.1492	Encarnacion, Mariano.....	1	.1568
Convento, Adriano.....	1	12.4470	Encarnacion, Monico.....	1	1.6342
Convento, Laureana.....	2	1.4910	Encarnacion, Nicasio.....	2	18.4030
Convento, Vicente.....	1	.1320	Engada, Estabana.....	1	3.2385
Cope, Ysabelo.....	1	.5215	Enriquez, Alejandra.....	2	.6428
Cord, Cruz, Josefa M.....	2	86.1600	Enriquez, Efilandia.....	1	.2445
Cordel, Procesa.....	1	.1185	Enriquez, Marcos.....	1	9.2380
Cordero, Simeon.....	2	.0373	Enriquez, Zacarias.....	1	.1895
Coronada, Luciano.....	1	.0405	Esguerra, Brigida.....	1	.2350
Corpus, Francisco.....	1	.8120	Esguerra, Ynocencio.....	1	.0797
Corpus, Silvestre.....	1	6.1092	Espiritu, Pelagia.....	2	9.9298
Cosca, Jose.....	5	29.1720	Estandarte, Albina.....	2	4.7945
Cosca, Mariano.....	1	9.2548	Estandarte, M. Paz.....	2	5.8090
Cosca, Pedro.....	3	3.2007	Estanque, Anastasio.....	1	.3442
Cruz, Andres de la.....	2	.2655	Estanque, Euallio.....	1	.2568
Cruz, Antonio.....	1	2.5210	Estanque, Gregoria.....	1	.1865
Cruz, Cornelio de la.....	1	.1313	Estanque, Guillermo.....	2	5.3480
Cruz, Esteban.....	1	.7522	Estanque, Jacinta.....	1	2.3197
Cruz, Santiago de la.....	1	.1438	Estanque, Marcelino.....	1	.4320
Crisostomo, Baltazar.....	1	5.9125	Estanque, Narciso.....	2	2.2378
Crisostomo, Francisco.....	1	9.6177	Estores, Baldomero.....	4	9.4747
Crisostomo, Francisco.....	1	2.8585	Estores, Damaso.....	2	.8233
Crisostomo, Justiniano.....	3	35.6910	Estrella, Leocadia.....	1	.7747
Crisostomo, Telesforo.....	1	12.8620	Evangelista, Agapito.....	2	.0975
Cristobal, Catalino.....	1	3.4900	Evangelista, Mauricio.....	1	.3288
Crusar, Ceria.....	1	4.9870	Farin, Juana.....	3	16.0290
Crusar, Isabelo.....	1	.0965	Faulmi, Catalina.....	1	3.5655
Crusar, Severino.....	1	9.8125	Faulmi, Fernando.....	2	8.1805
Cubol, Eusebio.....	1	3.3010	Faustino, Gregorio.....	1	.1505
Cuello, Leoncio.....	1	.1025	Faustino, Silvestre.....	3	7.7095
Cuello, Pascual.....	1	.0213	Felismino, Raymundo.....	3	13.7375
Cuevas, Arcadia.....	1	.1197	Fenis, Pablo.....	1	.0515
Cuevas, Vicente.....	4	.6803	Ferrer, Luis.....	10	361.8660
Cupcupin, Claro.....	2	.3990	Ferrer, Mateo.....	1	.1230
Cupino, Arcadio.....	1	.4100	Ferrer, Nazaria.....	1	.0547
Cupino, Francisco.....	1	.0880	Flores, Eduardo.....	1	.4078
			Fojas, Daniel.....	1	1.7462

*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>San Francisco de Malabon estate—Continued.</i>			<i>San Francisco de Malabon estate—Continued.</i>		
Fortuno, Calixta.....	1	0.2923	Guarin, Amastacio.....	1	4.7973
Fortuno, Dionicio.....	5	37.1437	Guarin, Cornella.....	4	3.0877
Fortuno, Maximo.....	2	4.2795	Guarin, Eugenia.....	2	3.6578
Fortuno, Nicolas.....	7	30.8263	Guevarra, Damaso.....	2	9.3780
Francia, Marcela.....	1	13.0417	Guevarra, Daniel.....	1	.0732
Francia, Rafael.....	2	7.1188	Guevarra, Espiridion.....	1	8.0925
Francia, Severina.....	1	.3830	Guevarra, Eulogio.....	1	.1355
Francia, Valentina.....	1	9.6112	Guevarra, Teofilo.....	1	7.3133
Francia, Zacarias.....	1	.1718	Guia, Eduardo de.....	1	.1407
Franco, Florencia.....	7	28.0815	Guia, Ynocencio.....	2	.5630
Franco, Gliceria.....	1	11.7470	Guinoo, Gil.....	1	.1385
Franco, Guillerma.....	1	10.2377	Guitarra, Simeon.....	1	.1393
Franco, Romana.....	15	96.0805	Gujet, Petronilo.....	1	.3810
Frijoles, Faustino.....	2	1.3175	Gutierrez, Remigio.....	1	.3005
Frijoles, Proceso.....	1	.2880	Gutierrez, Teodoro.....	2	9.9425
Gabriel, Mariano.....	2	1.0800	Guyamin, Eleuterio.....	1	5.4067
Gabriel, Pastor.....	1	.1463	Guyamin, Yrinea.....	2	3.8023
Gabriel, Remigia.....	1	.1862	Guzman, Buenaventura.....	2	8.7300
Gadgad, Fabian.....	1	.1040	Guzman, Toribio de.....	1	.2250
Gaerlan, Abraham.....	2	62.6128	Guzman, Venancio de.....	2	6.8547
Galan, Leoncia.....	1	.1297	Hebreo, Diego.....	1	.1628
Galan, Rosenda.....	1	.2600	Helera, Juana.....	8	28.8197
Garampon, Cirilo.....	1	.1228	Hernandez, Alvaro.....	2	6.2713
Garcia, Apolonio.....	1	2.4415	Hernandez, Ambrosia.....	1	.0387
Garcia, Clara.....	6	20.3835	Hernandez, Antonio.....	1	.2515
Garcia, Cornelio.....	2	22.8180	Hernandez, Apolonia.....	1	.1610
Garcia, Dionicio.....	3	12.1545	Hernandez, Baltazar.....	1	.6320
Garcia, Francisco.....	1	.3900	Hernandez, Catalino.....	1	.4740
Garcia, Gregorio.....	1	.0610	Hernandez, Gavino.....	1	.0225
Garcia, Leoncio.....	1	.0867	Hernandez, Gregorio.....	1	.0200
Garcia, Miguel.....	2	1.3765	Hernandez, Lucio.....	1	.3708
Garcia, Potenciano.....	2	.9445	Hernandez, Pelagia.....	2	.2537
Garcia, Regino.....	4	.7363	Hernandez, Policarpio.....	1	2.1123
Geda, Mamerto.....	1	32.7565	Hernandez, Rosalia.....	1	.3012
Gade, Maria.....	2	37.5732	Hernandez, Telesforo.....	1	2.5513
Gadaria, Gil.....	1	11.4915	Hernandez, Ambrosia.....	2	.5875
Genega, Felipe.....	1	.1215	Herrera, Asuncion.....	1	.5657
Generillo, Geferina.....	2	4.2325	Herrera, Cirilo.....	1	.5860
Generillo, Romana.....	1	.1443	Herrera, Maria.....	2	4.4590
Genuino, Antonia.....	1	.1082	Herrera, Sotera.....	1	.2343
Genuino, Eugenia.....	1	4.3915	Honra, Florencio.....	1	.0887
Genuino, Florencia.....	3	2.3158	Honra, Raymundo.....	3	11.1338
Genuino, Florencio.....	1	.0930	Honrada, Arcadio.....	2	1.2080
Genuino, Gliceria.....	1	.0665	Honrada, Vicente.....	1	.1437
Genuino, José.....	1	49.8650	Horario, Fermín.....	1	1.2373
Genuino, Leoncia.....	2	29.8895	Horario, Sixto.....	2	2.3740
Genuino, Melecio.....	4	7.7830	Hosana, Agapito.....	1	.5565
Genuino, Policarpio.....	2	3.2425	Ibañez, Deogracias.....	1	9.2682
Genuino, Santiago.....	5	27.4707	Ibañez, Francisco.....	1	.1775
Genuino, Serapia.....	2	.2030	Ibañez, Isberta.....	2	.4608
Genuino, Vicente.....	1	12.3053	Ignacio, Cirilo.....	1	16.5342
Geronimo, Mariano.....	1	.6430	Ilan, Benedicto.....	4	66.8138
Glonco, Pablo.....	6	2.3947	Ilan, Tito.....	2	14.2155
Glonco, Valentin.....	1	.1575	Irop, Brigida.....	4	6.8470
Gonzaga, Paulino.....	1	2.7833	Iruquin, Andres.....	1	.2615
Gonzaga, Placida.....	1	3.1512	Iruquin, Canuto.....	1	.0777
Gonzales, Adriana.....	5	8.5670	Iruquin, Gavino.....	1	.2250
Gonzales, Eleuteria.....	1	17.4653	Iruquin, Geronimo.....	2	1.2740
Gonzales, Estaban R.....	7	38.4887	Iruquin, Roberto.....	1	.3440
Gonzales, Florentino.....	3	9.4748	Iso, Victor.....	1	.2833
Gonzales, Gerardo.....	1	1.5950	Iso, Zacarias.....	1	1.8610
Gonzales, Juana.....	1	.3032	Jacobo, Dalmacio.....	1	.1167
Gonzales, Maria A.....	3	13.1203	Javier, Balbina.....	2	4.4898
Gonzales, Paula.....	3	17.0637	Javier, Cirilaco.....	1	.2460
Gozo, Marcelo.....	1	2.9668	Javier, Lucio.....	1	20.1070
Gracia, Damaso de la.....	1	.1190	Javier, Simeona.....	1	.4315
Granados, Emigdio.....	5	32.5125	Javier, Zacarias.....	1	2.6140
Granados, Gregoria.....	1	.9695	Jimenez, Agapito.....	1	.0467
Granados, Juliana.....	1	3.9730	Jimenez, Antonio.....	2	1.2123
Granados, Mariano.....	11	28.2807	Jimenez, Esteban.....	1	.1260
Grenados, Teodorica.....	22	40.4790	Jimenez, Eugenio.....	3	11.5600
Grepo, Antonia.....	2	10.8345	Jimenez, Geronimo.....	3	.4757
Grepo, Emigdia.....	4	13.6850	Jimenez, Gonzalo.....	7	11.2178
Grepo, Juan.....	2	2.6720	Jimenez, Gregorio.....	1	.0657
Grey, Bonifacio.....	1	.0805	Jimenez, Josefa.....	8	31.5055
Guardacasa, Maria.....	1	3.3120	Jimenez, Juan.....	3	.2006

Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>San Francisco de Malabon estate—Continued.</i>			<i>San Francisco de Malabon estate—Continued.</i>		
Jimenez, Juliana.....	1	0.0762	Lunasin, David.....	1	0.2100
Jimenez, Leoncio.....	6	6.3747	Luneta, Eugenio.....	2	28.5118
Jimenez, Potenciano.....	2	6.4300	Luneta, Juan.....	2	7.4735
Jimenes, Roberto.....	3	1.5300	Luneta, Lazaro.....	1	12.7662
Jimenes, Timotea.....	1	.0938	Luneta, Lorenzo.....	1	5.2250
Jacson, Margarita.....	10	84.8810	Luneta, Luciano.....	1	5.5865
Jornales, Apolonio.....	1	.0250	Luno, Balbino.....	1	.4483
Jornales, Eladio.....	1	.1912	Luno, Pedro.....	1	.5255
Jornales, Teodorica.....	2	6.1365	Luntec, Angel.....	3	6.0300
Josue, Domingo.....	1	1.1495	Llorente, Escolastica.....	1	.1692
Juarez, Ciriaca.....	1	1.4943	Madlangbayan, Alejandro.....	1	.2475
Judal, Gabriel.....	2	1.3020	Madlangbayan, Aquilino.....	1	.1768
Labrador, Emiliano.....	1	.2475	Madlangbayan, Ciriaco.....	1	.1930
Lagda, Vicente.....	1	4.0520	Madlangbayan, Emeterio.....	1	.2525
Lapidario, Natalio.....	1	9.0462	Madlangbayan, Juan.....	1	.1975
Latac, Silvestre.....	2	7.4138	Madlangbayan, Justo.....	2	7.0233
Leaño, Dionicio.....	2	7.9465	Madlangbayan, Licario.....	1	.2520
Leaño, Eugenio.....	1	.2577	Madlangbayan, Macario.....	1	.2510
Leaño, Modesto.....	3	12.6830	Madriaga, Alejandra.....	1	.0317
Leaño, Zacarias.....	3	240.7930	Madriaga, Eusebia.....	1	.1803
Legaspi, Damaso.....	1	.1435	Madriaga, Gerarda.....	13	71.9112
Legaspi, Florencio.....	1	1.0860	Magaya, Juana.....	1	.1378
Legaspi, Juana.....	1	.1753	Magbayao, Juliana.....	1	6.5702
Legaspi, Lorenzo.....	1	.5750	Magbayao, Pantaleon.....	1	.4040
Legaspi, Melecio.....	4	5.5605	Magsambol, Narciso.....	4	12.6495
Legaspi, Pablo.....	1	.3077	Magsino, Eulalio.....	3	4.7190
Legaspi, Tomas.....	1	.2423	Malla, Hilaria C. de.....	2	16.4980
Leuterio, Carlos.....	1	.0902	Malihan, Simeona.....	1	3.8488
Leuterio, Manuel.....	2	6.2268	Manalo, Ambrosio.....	1	.0782
Leyva, Severina.....	2	1.3692	Manalo, Pedro.....	1	.2480
Leyva, Donato.....	1	.4733	Mane, Policarpia.....	1	.1990
Lontoc, Adriano.....	2	.4105	Mangubat, Bernarda.....	1	3.3310
Lontoc, Ambrosia.....	2	7.4580	Mangubat, Doroteo.....	6	55.4362
Loren, Anastacio.....	3	15.2617	Mangubat, Felix.....	2	10.7200
Loren, Cipriana.....	1	.0803	Mangubat, Isidro.....	2	10.8017
Loren, Gregoria.....	1	1.7392	Mangubat, Julio.....	1	3.9688
Loren, Juana.....	9	70.3343	Mangubat, Julita.....	2	5.5500
Loren, Maximo.....	1	12.3575	Manzana, Lucia.....	1	.2927
Loren, Santiago.....	4	22.7607	Maraan, Benedicta.....	1	.1538
Lovola, José.....	2	16.4835	Marcial, Juliana.....	2	16.4087
Losano, Tomas.....	1	.0873	Mariano, Matilde.....	1	.0710
Losares, Juana.....	1	.4312	Mariano, Pedro.....	1	10.9205
Lopez, Gerardo.....	1	.2478	Matta, Bernardo.....	1	.2273
Lucay, Barcelisa.....	1	.0772	Matta, Julio.....	3	7.0177
Lucban, Julian.....	1	.9803	Matta, Maria.....	1	.2118
Lucero, Doroteo.....	1	4.5632	Matta, Narcisa.....	1	.2010
Lucero, Luciano.....	8	31.0278	Matta, Silvina.....	2	.0702
Luig, Luis.....	1	.2072	Matta, Tomas.....	1	.0928
Luig, Romualdo.....	1	.2355	Matimtim, Nicolasa.....	1	.0782
Luig, Luciano.....	1	.0588	Martinez, Manuela.....	6	27.1865
Lunague, Arcadio.....	1	.1075	Medina, Alejandra.....	1	7.9940
Lumagui, Dionicia.....	2	7.3567	Medina, Antonia.....	1	.1258
Lumagui, Dominga.....	3	12.7683	Medina, Filomena.....	2	27.7740
Lumagui, Mateo.....	3	16.1520	Medina, Macaria.....	1	.1990
Lumagui, Pio.....	2	11.2922	Medina, Pedro.....	1	.1770
Lumagui, Raymundo.....	1	8.8760	Medina, Policarpo.....	1	2.7255
Lumagui, Ruperto.....	1	.0968	Medina, Valentin.....	4	15.0362
Lumandas, Sabina.....	1	.3757	Mandres, Julia.....	1	.2993
Lumanog, Dorotea.....	3	10.4908	Mandres, Pablo.....	1	.4327
Lumanog, Hilarión.....	1	24.4972	Mercado, Geronimo.....	2	.4130
Lumanog, Lope.....	3	8.6730	Mercado, Maximiliana.....	1	.0963
Lumanog, Pedro.....	1	.2283	Mercado, Victorio.....	1	.1527
Lumba, Clemencia.....	1	.1235	Mercado, Vibur.....	2	3.6425
Lumbreras, Felisa.....	2	17.1962	Mendoza, Antonio.....	1	.1385
Lumbos, José.....	1	2.1283	Mendoza, Cosme.....	1	.1308
Lumucso, Aurelia.....	2	5.6347	Mendoza, Felix.....	1	2.4042
Lumucso, Eugenio.....	2	5.8450	Mendoza, Gregoria.....	2	10.2613
Lumucso, Juana.....	1	5.1195	Mendoza, Hermogena.....	1	.2740
Lumucso, Pedro.....	1	.4645	Mendoza, Justa.....	1	2.7435
Lumucso, Vicente.....	1	3.8320	Mendoza, Lazarona.....	2	5.9217
Lumunsat, Crisanto.....	12	77.1780	Mendoza, Manuel.....	7	12.7793
Lumunsat, Maria.....	3	7.8280	Mendoza, Pacifico.....	1	4.6487
Lumunsat, Perpetuo.....	2	1.9263	Mendoza, Paulino.....	4	9.3765
Luna, Barbara.....	1	.5060	Mendoza, Soledad.....	1	9.4995
Luna, Francisco.....	3	5.8610	Mendoza y Grepo, Vicente.....	1	.1175
Luna, Gil.....	2	10.0547	Mendoza, Vicente.....	1	.1108
Luna, Tomas.....	1	.1825	Mendoza, Victoria.....	1	.1627

*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>San Francisco de Malabon estate—Continued.</i>			<i>San Francisco de Malabon estate—Continued.</i>		
Miranda, Alfonso.....	2	0.3595	Nogadas, Apolonia.....	1	0.1300
Mojica, Albina.....	3	39.8888	Núñez, Prisca.....	1	.3955
Mojica, Felicidad.....	1	3.7215	Ocampo, Aristona de.....	2	8.2070
Molla, Narciso.....	1	.0617	Ocampo, Eulogio de.....	1	.1198
Montalan, Dionisia.....	1	.2925	Ocampo, Florencio de.....	1	.7162
Montano, Paulino.....	1	1.0095	Ocampo, Nieves de.....	1	.3955
Montejo, Eugenio.....	1	4.7563	Odiong, Eduardo.....	1	.0560
Montemayor, Marcelo.....	1	15.9427	Odoño, Agustina.....	1	6.0565
Montevirgen, Francisco.....	1	10.8665	Odviar, Felipa.....	5	32.3883
Montevirgen, Moises.....	1	9.3470	Odviar, Luciano.....	1	.1630
Montimor, Vicenta.....	2	6.8520	Odviar, Rufino.....	1	.4360
Montino, Roman.....	1	.6105	Odvina, Ceferina.....	1	.1557
Monton, Cipriana.....	1	1.8130	Odvina, Cornelio.....	2	4.3053
Monton, Flaviana.....	4	18.0150	Odvina, Gregoria.....	3	11.8362
Monton, Froilan.....	1	.3688	Odvina, Pedro.....	1	.0400
Monton, Honorio.....	1	.2252	Olaz, Apolinaria.....	1	2.7738
Monton, Lucio.....	1	.2268	Olaz, Benito.....	1	2.7177
Monton, Mariano.....	2	2.4837	Olaz, Damaso.....	1	2.8170
Montoya, Graciana.....	2	10.0295	Olaz, Donato.....	1	11.4058
Montoya, Ysidro.....	2	9.4548	Olaz, Liceria.....	1	7.8875
Montoya, Julia.....	1	.0547	Olaz, Pio.....	2	.1247
Montoya, Teodoro.....	1	.8633	Olimpo, Cipriano.....	5	52.1835
Montoya, Vicente.....	1	2.5025	Olimpo, Pilar.....	1	6.5610
Monzon, Gavino.....	1	14.4922	Olimpo, Quiterio.....	4	16.2085
Monzon, Leon.....	2	11.0328	Oracion, Carlos.....	1	1.4735
Morabe, Gregorio.....	3	3.1347	Oracion, Carlos.....	1	2.5438
Morabe, Severina.....	1	.1393	Oracion, Isidro.....	2	1.7192
Moral, Engracia.....	2	.2007	Orario, Gil.....	1	.4043
Moral, Felisa.....	1	.4905	Orario, Vicente.....	1	.5225
Morano, Bonifacia.....	1	.1860	Orate, Juana.....	10	80.0890
Morave, Lazaro.....	1	.5600	Osis, Gregoria.....	1	4.2750
Morena, Mariano.....	1	.7640	Pabiton, Paula.....	1	.1357
Morente, Ynes.....	1	5.6420	Pagalinanagan, Calixto.....	1	1.1583
Morente, Modesto.....	7	48.4543	Pagalinanagan, Julian.....	2	7.4762
Mores, Bonifacio.....	1	.4102	Pagalinanagan, Segundo.....	1	.2900
Mores, Sicanando.....	1	10.3785	Paguio, Graciano.....	2	.3758
Morga, Florentino.....	2	.1465	Pajarito, Engracia.....	1	.1500
Morte, Calixta.....	4	10.9385	Palma, Damasa.....	3	28.6065
Mota, Anastacio.....	1	.1555	Palma, Honorata.....	2	15.0807
Mota, Tomasa.....	4	31.6220	Palomar, Vivencio.....	2	.3655
Movido, Dalmacia.....	1	1.7000	Palompo, Ramon.....	1	.2258
Moya, Andres.....	1	3.4178	Panaligan, Simon.....	1	2.1055
Moya, Eugenio.....	2	6.1425	Pañganiban, Carlos.....	1	.2467
Moya, Marcelo.....	1	5.4895	Pañganiban, Damaso.....	1	.0868
Moya, Minucio.....	1	.5040	Pañganiban, Diego.....	1	.1337
Mugot, Braulio.....	1	.0927	Pañganiban, Eugenio.....	2	.6520
Mugol, Flaviano.....	3	10.2565	Pañganiban, Gabriel.....	1	.3765
Mugol, Isberta.....	1	2.1448	Pañganiban, Patricio.....	1	.0458
Mugol, Juan.....	1	2.2300	Pañganiban, Pedro.....	1	.1652
Municipality of S. F. de Malabon.....	5	4.1192	Pañgillinan, Baldomera.....	1	.0538
Municipality of Noveleta.....	3	5.7083	Pañgillinan, Dorotea.....	1	.1285
Munoz, Apolinaria.....	6	39.4812	Pañgillinan, Espiridon.....	1	.3555
Muyot, Adriano.....	1	.0915	Papan, Tiburcio.....	2	1.8447
Muyot, Teodora.....	1	.9848	Paras, Angel.....	1	1.8523
Nalles, Escolastico.....	1	.3295	Pardo, Romualdo.....	1	.1692
Nato, Angel.....	1	2.2080	Paredes, Isidro.....	1	12.0395
Nato, Victor.....	1	4.3105	Paredes, Romana.....	1	.2625
Nave, José.....	2	10.3060	Parot, Faustina.....	1	.5838
Nazareno, Angel.....	1	.2270	Pascual, Ignacio.....	1	1.0235
Ner, Andres.....	3	8.5185	Pastoral, Rafael.....	3	12.9282
Nepomuceno, Matias.....	1	.4940	Patriarca, Clemente.....	1	.2018
Noceda, Mateo.....	1	1.0077	Patriarca, Julian.....	1	2.7142
Nocon, Andrea.....	6	65.4983	Patriarca, Quintina.....	1	.9698
Nocon, Cayetana.....	2	3.7577	Patricio, Francisco.....	4	248.5237
Nocon, Elena.....	1	.1838	Patricio, Juan.....	1	13.4760
Nocon, Eulalia.....	2	11.5050	Peña, Justo de la.....	1	17.8178
Nocon, Francisco.....	1	4.8527	Perea, Fausta.....	1	.1547
Nocon, Isidora.....	2	.2885	Perea, Pedro.....	1	.1238
Nocon, Modesto.....	3	1.9123	Pilapil, Gregorio.....	1	.0445
Nocon, Moises.....	1	.2062	Pilapil, Tomasa.....	3	12.0702
Nocon, Niclasa.....	1	.1393	Piloc, Jacinto.....	1	.1125
Nocon, Pedro.....	4	.9562	Poblete, Benito.....	1	.1990
Nocon, Romualdo.....	1	.3903	Poblete, Pelagio.....	3	2.2223
Nocon, Teodorica.....	1	.0955	Polido, Segundo.....	2	.1895
Nocon, Valeriano.....	11	134.1905	Poniente, Simplicio.....	1	.2997
Nocon, Victoriana.....	1	.1892	Porteria, Barbara.....	1	.1745
			Porteria, Benita.....	1	7.4670

Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>San Francisco de Malabon estate—Continued.</i>			<i>San Francisco de Malabon estate—Continued.</i>		
Porteria, Pedro.....	1	5.4353	Quiadson, Escolastico.....	1	2.5495
Portilla, Clotilde.....	6	32.5080	Quiadson, Isabelo.....	1	.2575
Portilla, Felipa.....	2	9.8532	Quiadson, Mariano.....	1	3.3108
Porto, Bruno.....	1	1.1830	Quiadson, Rafael.....	2	2.6815
Porto, Eusebia.....	2	25.5968	Quinto, Marcos.....	1	.9892
Porto, Hugo.....	1	14.1010	Quilon, Basilia.....	2	.7068
Porto, Juan.....	2	14.3515	Quilon, Claro.....	1	.0882
Porto, Maria.....	1	.9217	Quilon, Felisarda.....	2	.8090
Porto, Segundo.....	1	6.7855	Quilon, Julia.....	1	4.2613
Porto, Servillano.....	1	10.8015	Quilon, Juliana.....	1	.1922
Porto, Zacarias.....	2	19.5423	Quilon, Laureano.....	3	12.5863
Portugal, Concepcion.....	3	14.3250	Quilon, Luisa.....	1	.3727
Portugal, Santod.....	1	.0752	Quilon, Macaria.....	1	.5808
Portuguez, Ambrocio.....	1	21.8148	Quilon, Melesia.....	1	4.8807
Portuguez, Emigdio.....	3	23.6847	Quilon, Pablo.....	1	.9835
Posas, Eulalio.....	2	6.2895	Quilon, Paulino.....	4	30.4558
Posas, Guillermo.....	2	3.4035	Quilon, Prudencia.....	3	.9127
Potente, Bernardo.....	10	167.5543	Quilon, Severo.....	2	3.2708
Potente, Gil.....	8	55.3200	Quirap, Eligio.....	1	.2307
Potente, Justo.....	5	38.6927	Quirap, Macaria.....	1	.3860
Potente, Norberto.....	3	16.6403	Quisame, Cipriano.....	2	2.0675
Presa, Alberto.....	2	4.0955	Quitquitan, Gregorio.....	3	14.7778
Presa, Flaviano.....	1	10.0865	Rabela, Laureano.....	1	.3180
Presa, Quiteria.....	2	4.1060	Ramirez, Canuto.....	4	95.6397
Presa, Reymondo.....	2	2.9945	Ramirez, Sotero.....	1	1.3275
Presa, Rosa.....	1	.0747	Ramos, Eustacio.....	14	91.7010
Primerio, Juan.....	1	.4143	Ramos, Maximino.....	1	41.5455
Primerio, Leon.....	1	.1850	Ramos, Paula.....	4	20.3798
Prodigalidad, Mateo.....	1	.1232	Raquel, Gavina.....	1	9.7967
Prodigalidad, Maximiano.....	1	.1380	Raqueño, Agripino.....	1	.1335
Prodigalidad, Pedro.....	4	1.9518	Raqueño, Catalina.....	18	81.7395
Profeta, Anastasio.....	1	.2222	Raqueño, Deogracias.....	2	21.8605
Profeta, Benito.....	1	.1950	Raqueño, Fernando.....	2	.9763
Profeta, Cipriano.....	1	.0843	Raqueño, Juana.....	2	.6667
Profeta, Cornelio.....	1	.4317	Raqueño, Julia.....	4	.7893
Profeta, Raymundo.....	3	6.5425	Raqueño, Melecio.....	5	17.6007
Profeta, Telesforo.....	1	1.3083	Raqueño, Pablo.....	4	13.5535
Prudente, Amado.....	4	2.8537	Raqueño, Rafaela.....	8	24.5513
Prudente, Anastasio.....	1	.0580	Raqueño, Segunda.....	4	7.5995
Prudente, Apollinario.....	1	.0553	Rayos, Blas.....	1	.0727
Prudente, Isidoro.....	1	5.7690	Rayos, Candelaria.....	1	.2833
Prudente, Prudencio.....	4	.4725	Rea, Anacleto de la.....	1	3.3080
Prudente, Simeon.....	1	.0382	Rea, Ignacio de la.....	4	4.9792
Prudente, Sotero.....	1	.0215	Rea, Pelagio de la.....	1	.2230
Prudente, Victorino.....	3	3.1820	Reaño, Francisca.....	1	.2155
Pueblo, Gregorio.....	5	16.9308	Reaño, Victoriana.....	1	.1188
Pueblo, Manuel.....	2	.5082	Resa, Regina.....	1	.0602
Puerta, Donato.....	1	.1163	Rescal, Mariano.....	1	2.7905
Puerta, Engracia.....	1	2.4397	Resus, Jacinta.....	2	3.5413
Pugay, Apolonia.....	1	.2225	Resus, Marcela.....	2	2.8340
Pugay, Atanasio.....	1	.1930	Resus, Maria.....	2	4.8252
Pugay, Balbina.....	1	.1543	Roterta, Maxima.....	1	.1703
Pugay, Gavino.....	1	.0417	Rotonel, Dionicio.....	3	4.1660
Pugay, Gregorio.....	3	.3515	Reinante, Gaudencio.....	1	.0757
Pugay, Mariano.....	1	.1860	Reinante, Tomas.....	1	.1130
Pugay, Pedro.....	1	.2383	Reyes, Alejo.....	1	1.1600
Pugeda, Benedicta.....	3	11.4165	Reyes, Andres.....	1	66.3665
Pugeda, Cecilia.....	2	2.2407	Reyes, Balbino.....	1	3.1650
Pugeda, Dorothea.....	4	24.6278	Reyes, Basilia.....	1	9.3473
Pugeda, Epifanía.....	3	8.5877	Reyes, Basilio.....	1	.0890
Pugeda, Felipa.....	1	.0498	Reyes, Benito.....	1	.5207
Pugeda, Teodoro.....	4	17.2995	Reyes, Bernarda.....	1	.0718
Pugeda, Tiburcio.....	1	.1535	Reyes, Brigida.....	1	.2220
Pulido, Felix.....	1	1.8907	Reyes, Dorothea.....	4	17.7890
Pulido, Juan.....	2	1.3500	Reyes, Eleuterio de los.....	2	2.3607
Pulido, Leoncio.....	2	1.2248	Reyes, Enrique.....	1	.0763
Pulido, Roman.....	1	.1647	Reyes, Escolastico.....	3	13.0547
Pulido, Sotero.....	2	2.7700	Reyes, Florencia.....	2	9.4393
Punlagao, Juan.....	1	4.7610	Reyes, Florentino.....	1	.4497
Funzalan, Alejo.....	2	.3475	Reyes, Francisca de los.....	1	12.7273
Funzalan, Felipe.....	1	.0220	Reyes, Juan de los.....	1	1.7608
Funzalan, Roberto.....	1	.1485	Reyes, Lucio.....	1	1.8887
Purihin, Quitano.....	1	.0568	Reyes, Macario.....	1	.3268
Puspos, Fausto.....	2	6.7532	Reyes, Marcela.....	1	1.0837
Puspos, Maria.....	2	5.1543	Reyes, Marcos de los.....	1	.4740
Quilembao, Severina.....	8	48.8510	Reyes, Meliton.....	1	.1280
Quiadson, Bonifacio.....	1	.4647	Reyes, Simforoso de los.....	1	.1080

*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<b>San Francisco de Malibon estate—Continued.</b>			<b>San Francisco de Malabon estate—Continued.</b>		
Reyes, Sixto.....	3	0.8170	Salud, Valentin.....	1	23.4490
Reyes, Sotero.....	1	4.3680	Saludo, Elias.....	1	.4668
Reyes, Teodoro.....	1	1.6613	Salvador, Victoriano.....	1	1.1300
Reyes, Valentin.....	2	.4760	Samson, Alberto.....	1	1.1812
Reyes, Valeriano de los.....	1	4.1325	Sanchez, Silvino.....	1	.0443
Reyes, Vicente.....	6	107.4745	Saugalang, Bernardo.....	1	.2077
Ricafrente, Augustin.....	1	.1847	Santander, Eustaquio.....	1	.2028
Ricafrente, Antonio.....	1	.2935	Santiago, Eulogio.....	23	143.4717
Ricafrente, Felipa.....	1	.2598	Santulio, Graciano.....	1	.3788
Ricafrente, Fermína.....	1	.0855	Saniez, Marcela.....	1	13.2185
Ricafrente, Petrona.....	1	.0525	Santos, Arcadio de los.....	1	.3142
Ricafrente, Rita.....	1	.1132	Santos, Juliana de los.....	1	.9578
Ricafrente, Sabino.....	1	.2688	Santos, Rufino de los.....	2	1.2910
Ricafrente, Valentin.....	2	1.0877	Sapida, Juan.....	1	6.2157
Ricasa, Andres.....	1	.1535	Saqui, Martina.....	1	20.0455
Ricasa, Catalino.....	1	.0988	Saqui, Telesforo.....	1	9.1408
Ricasa, Gregorio.....	1	.0450	Sarangiao, Florencia.....	1	.2472
Rios, Gerardo F.....	2	15.2360	Sarangiao, Proceso.....	1	.6440
Rios, José F.....	8	26.5542	Saria, Apolinaria.....	1	12.5170
Rios, Ramon F.....	2	8.1093	Saria, Dionicia.....	1	.3345
Rita, Joaquin Santa.....	1	.2365	Saria, Filomena.....	1	11.7235
Ribera, Agapito.....	1	.3550	Saria, Francisco.....	2	3.7460
Ribera, Juan.....	3	5.4850	Saria, Margarita.....	1	1.2925
Ribera, Tomasa.....	2	8.9225	Saria, Romualdo.....	2	4.0000
Ribera, Zacarias.....	1	.1660	Saria, Tomas.....	3	16.2385
Ribes, Pedro.....	3	1.5367	Sarmiento, Placida.....	1	.1085
Robles, Barbara.....	2	1.2590	Satinitigan, Juliana.....	2	8.4068
Roceta, Andrea.....	1	.2110	Saulog, Baldomera.....	2	9.0142
Rodas, Lucio Pio.....	14	63.5358	Saulog, Victoriana.....	1	2.5235
Roda, Mariano Pio de.....	6	30.6707	Señeris, Pedro.....	1	.3730
Rojas, Benigno.....	4	39.9748	Silang Cruz, Basilio.....	2	.3013
Rojas, Daniel.....	1	.3167	Silang Cruz, Macario.....	1	.0302
Rodriguez, Andrea.....	1	.0845	Simbre, Basilio.....	1	.8180
Rodriguez, Arcadio.....	4	5.8365	Simpan, Julian.....	1	.2403
Rodriguez, Ignacio.....	3	12.1728	Simpelo, Bonifacio.....	2	11.8800
Rosario, Agrifino del.....	2	24.9035	Simpelo, Eugenia.....	1	.0857
Rosario, Felix del.....	1	8.8555	Simpelo, Gil.....	2	7.9023
Rosario, Jacinta del.....	1	7.4810	Simpelo, Severino.....	1	.2662
Rosario, Juan del.....	9	80.3467	Sinag, Benita.....	1	.1223
Rosario, Saturnino del.....	1	6.2163	Sinag, Baleriana.....	3	8.2805
Rosario, Victoriano del.....	2	1.5112	Sinalubong, Eugenio.....	2	.4270
Ruiz, Lazaro.....	1	.0400	Sincosa, Marcelino.....	2	2.9430
Ruiz, Tomasa.....	4	10.1435	Sinilong, Paulina.....	2	11.3150
Ruvico, Nicasio.....	1	.1033	Sinsay, Juan.....	1	.1300
Sabali, Pablo.....	8	38.2807	Sinsay, Bonifacio.....	1	3.1340
Sabido, Tomasa.....	1	.0585	Sipat, Doroteo.....	1	.3850
Sablan, Juliana.....	1	.0343	Sipat, Juana.....	2	6.8432
Sacro, Venancia.....	1	.1910	Sipat, Pedro.....	2	.8188
Sagpao, Bonifacio.....	1	.0257	Sipat, Simeon.....	1	.2212
Sagpao, Donato.....	1	.0560	Sison, Cornelio.....	1	1.7598
Sagpao, Hermogenes.....	1	.0923	Sison, Lorenzo.....	1	.0462
Sagpao, Maximo.....	1	.1325	Sison, Manuel.....	8	112.5260
Sagpao, Nepomuceno.....	1	.0685	Solis, Agapita.....	2	.2575
Sagpao, Segundo.....	1	.1110	Solis, Eleuteria.....	1	.3530
Sales, Beatriz.....	1	.1145	Solis, Damaso.....	2	.3903
Sales, Bernabe.....	8	15.8027	Solis y Buhain, Francisco.....	1	.1075
Sales, Bernardo.....	6	16.5433	Solis, Cipriana.....	3	.5565
Sales, Escolastico.....	1	.1765	Solis, Lucio.....	2	.2305
Sales, Francisca.....	3	21.0645	Solis, Narciso.....	7	29.0175
Sales, Francisco.....	12	144.6797	Solis, Marcelo.....	2	.9602
Sales, José.....	3	7.0985	Solis, Pilar.....	1	.0958
Sales, Saturnino.....	1	.0348	Solis, Pastor.....	3	1.0212
Salgado, Brigida.....	3	13.0900	Solis, Romualdo.....	1	.1335
Salgado, Eutiquiano.....	1	.0495	Solis, Sotero.....	1	.0933
Salgado, Marcela.....	2	8.9202	Solis, Tranquillina.....	1	.0472
Salgado, Rafael.....	4	12.2743	Solis, Victor.....	2	1.6160
Salgado, Teodorico.....	6	17.9837	Soriano, Aguedo.....	3	14.1775
Salgado, Toquilano.....	1	.3798	Soriano, Francisco.....	1	.1710
Salinas, Cenón.....	1	27.9282	Soriano, Gliceria.....	1	.0618
Salinas, Rosalio.....	5	30.4135	Soriano, Honora.....	4	3.5875
Salinas, Tomasa.....	1	.2685	Sorme, Lorenza.....	1	.3930
Saliva, Candido.....	4	11.7650	Sorosoro, Juan.....	2	.2542
Saliva, Catalino.....	10	62.78	Suasa, Maria.....	1	.0780
Salud, Alejandro.....	3	3.3507	Suasa, Mariano.....	2	1.0468
Salud, Hilario.....	4	7.0725	Sudano, Macaria.....	1	1.7722
Salud, Marcos.....	1	12.6830	Sudano, Maria.....	2	8.0553
Salud, Maximo.....	1	.3700	Sulan, Yap.....	2	.2177

*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>San Francisco de Malabon estate—Continued.</i>			<i>San Francisco de Malabon estate—Continued.</i>		
Susana, Bernardina.....	3	24.0505	Valvuenia, Melecio G.....	5	1.9287
Susana, Petrona.....	2	20.7913	Varon, Anacleto.....	1	.0620
Tabanan, Estepa.....	1	.0000	Vedar, Urbano.....	1	.1303
Tabar, Apolonio.....	1	.2620	Velando, Simon.....	1	.1532
Tabar, Pedro.....	1	.1375	Velasco, Carlos.....	1	251.0420
Taclobo, Carlos, and Simaña, Miguel.....	1	27.6152	Velasco, Catalino.....	3	29.5863
Taclobo, Meliton.....	1	1.1995	Vergara, Florencio.....	1	.2340
Tacucong, Martin.....	1	.1493	Vergara, Hipolita.....	2	5.0090
Tagalog, Pio.....	1	15.4080	Villa, Gabriel de.....	1	.2235
Taganas, Felipe.....	1	1.3342	Villafior, Ruperto.....	1	.0947
Taganas, Luis.....	1	5.6920	Villanueva, Alfonsa.....	1	7.5090
Tagarao, Dominga.....	1	.6643	Villanueva, Ambrosio.....	2	2.0680
Tagle, Kladia.....	1	.5167	Villanueva, Creencia.....	1	.1113
Tagle, Isaac.....	2	.5678	Villanueva, Escolastica.....	1	5.7657
Tagle, Juana.....	1	.1742	Villanueva, Florentina.....	1	.0565
Tagle, Laureana.....	1	1.0695	Villanueva y Caldera, Simeon.....	2	1.0405
Tagle, Mariano.....	2	6.9478	Villanueva, Simeon.....	1	.3023
Tagle, Nicolasa.....	1	.5557	Viniegra, Wenceslao.....	18	50.7902
Taglinao, Baldomera.....	1	.2580	Virata, Anselmo.....	3	14.1450
Taglinao, Dalmacio.....	2	5.3823	Virata, Antonio.....	1	.0983
Taglinao, Pio.....	2	8.8352	Virata, Maria.....	1	.1117
Tampoc, Maria.....	1	.1680	Viray, Estanislao.....	1	.0478
Tanda, Vicente.....	1	.3273	Viray, Petronilo.....	2	.3192
Tanlapco, Rolerto.....	1	.1822	Viray, Severino.....	3	2.6383
Tapauan, Santos.....	1	.3123	Viscarra, Florencio.....	3	3.2860
Tecson, Rosa.....	1	.5800	Vismanos, Cirilo.....	2	1.0840
Tiongson, Irineo.....	3	4.2887	Vizmanos, Tomas.....	3	5.7312
Tirona, Pablo.....	1	.0380	Vitancol, Andrea.....	1	2.7923
Topacio, Gavino.....	1	.2053	Vitancol, Bibiana.....	1	6.7823
Topacio, Ines.....	1	12.6807	Vitancol, Juan.....	4	14.5205
Torres, Cecilia de.....	1	2.5565	Vitancol, Juana.....	1	.1862
Torres, Domingo de.....	3	12.8478	Vivo, Hilario.....	1	.0952
Trebbias, Pantaleon.....	1	.0862	Vivo, Lucena.....	2	.2608
Trias, Bernabe.....	9	52.1800	Vivo, Valentin.....	1	.0647
Trias, Eufenio.....	1	.5025	Vivo, Vicente.....	1	.1410
Trias, Eulalia.....	1	9.0733	Yalo, Bonifacio.....	1	.5260
Trias, Felisa.....	3	46.8637	Yonson, Bernardina.....	3	2.5068
Trias, Gliceria.....	1	11.4248	Ypsioco, Camilo.....	1	7.1535
Trias, Gregorio.....	8	47.3015	Ypsioco, Felix.....	1	7.7637
Trias, Ignacio.....	1	.2205	Zoto, Quiteria.....	11	75.1688
Trias, Juan.....	3	8.2062	1,363 purchasers; 2,752 sales; 13,290.2156 acres.		
Trias, Julita.....	38	562.6200	<i>San José de Mindoro estate.</i>		
Trias y Abueg, Justina.....	1	.1545	Poole, E. L.....	2	56,212.0375
Trias, Justina.....	1	.0333	1 purchaser; 2 sales; 56,212.0375 acres.		
Trias, Manuela.....	10	113.7677	<i>San Marcos estate.</i>		
Trias, Maria.....	1	9.4825	Mendoza, Francisco.....	1	218.3223
Trias, Maria Paz.....	3	9.9598	1 purchaser; 1 sale; 218.3223 acres.		
Trias, Mariano.....	17	585.9205	<i>Santa Rosa estate.</i>		
Trias y Buendia, Maximino.....	1	6.2385	Acosta, Domingo de.....	1	.2140
Trias, Maximine.....	12	88.6622	Acosta, Teodorico de.....	1	.1180
Trias, Martina.....	3	35.0455	Acuña, Antonio.....	2	8.7827
Trias, Mateo.....	1	.2243	Acuña, Flaviana.....	1	.1898
Trias, Modesto.....	2	.7372	Acuña, Josefa.....	4	10.1315
Trias, Paula.....	2	.7835	Acuña, Lucia.....	1	.4785
Trias, Pedro.....	7	81.5833	Adaro, Primitivo.....	1	.1423
Trias, Pedro.....	11	106.3972	Adato, Eugenio.....	2	.1547
Trias, Sisenando.....	1	.0703	Adato, Ulpiano.....	2	.4030
Trias, Darciano.....	2	.6480	Alacdan, Florencio.....	1	.1592
Trias, Timotea.....	2	.6367	Alano, Santos.....	1	.1380
Tulliao, Luis.....	1	1.8795	Alcasid, Ireneo.....	1	.1653
Tulliao, Mariano.....	2	.2930	Alcoran, Emigdio.....	1	.3025
Tulliao, Pedro.....	1	.1730	Alegre, Maxima.....	2	6.9967
Udiong, Roman.....	1	.0578	Alegre, Sotero.....	1	.0828
Uson, Melesio.....	1	9.6822	Aleriano, Macaria.....	1	.1250
Valedo, Anacleto.....	1	.0328	Algabre, Leonardo.....	7	58.6977
Valenzuela, Hermogenes.....	1	.1315	Alibudbud, Candido.....	1	.2020
Valenzuela, Quintin.....	1	.4717	Alibudbud, Catalino.....	1	.1518
Vales, Benito.....	1	.4375			
Vallecer, Claro.....	3	2.0493			
Vallecer, Damiana.....	3	1.3745			
Vallecer, Fausto.....	1	.8362			
Vallecer, Graciano.....	2	2.7938			
Vallecer, Lorenza.....	4	2.3680			
Vallecer, Marcela.....	2	1.2327			
Vallecer, Rosa.....	3	1.7038			

Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Santa Rosa estate—Continued.</i>			<i>Santa Rosa estate—Continued.</i>		
Alibudbud, Epifania.....	1	0.1670	Alvarez, Esteban.....	2	0.3185
Alibudbud, Felix.....	2	.2517	Alvarez, Gaudiosa.....	2	.2342
Alibudbud, Francisco.....	1	.3953	Alvarez, Ignacia.....	2	6.1418
Alibudbud y Cosé, Francisco.	1	.1055	Alvarez, Marciana.....	1	.1392
Alibudbud, Gregorio.....	3	8.7557	Amador, José.....	1	.1645
Alibudbud, Justa.....	1	.3385	Amarante, Silvina.....	1	.3750
Alibudbud, Hipolito.....	1	.2108	Amarante, Victoria.....	1	.6630
Alibudbud, Mariano.....	3	3.9300	Ambagan, Francisca.....	1	1.0788
Alibudbud, Pablo F.....	1	.1277	Ambagan, Maria.....	2	.9042
Alibudbud, Placida.....	1	.2403	Amomuta, Petronila.....	1	.1255
Alibudbud, Ramon.....	1	.2632	Amorante, Andrés.....	1	.1833
Alibudbud, Ruperto.....	1	.4218	Amorante, Cirilo.....	1	.1440
Alicapala, Potenciana.....	1	.1477	Amorante, Sebastian.....	1	.0617
Alingarop, Rufina.....	1	.1615	Amoranto, Venancio.....	1	.1238
Alinsod, Bartolomé.....	1	.0920	Amoranto, Yrene.....	1	.2300
Alinsod, Eulogio.....	1	.1738	Amoranto, Benita.....	1	.1830
Alinsod, Gabriela.....	1	.1327	Amoranto, Florencia.....	1	.0810
Alinsod, Herminigildo.....	1	.1608	Amoranto, Gerónima.....	1	.5867
Alinsod, Josefa.....	1	.0807	Amoranto, Martin.....	1	.1380
Alinsod, Justino.....	2	.9558	Amoranto, Toribio.....	1	.0545
Alinsod, Manuel.....	1	.0995	Anahaw, Domingo.....	1	.1396
Alinsod, Maria.....	3	8.8727	Andaya, Emilia.....	1	6.9035
Alinsod, Maura.....	3	6.0988	Andaya, Perfecto.....	1	7.2230
Alipon, Braulio.....	1	.1200	Angeles, Filomena.....	1	.0835
Alipon, Juana.....	1	.1182	Angeles, Lucio de los.....	1	.1660
Alipon, Luis.....	1	.2075	Angeles, S.....	2	5.7540
Alis, Petra.....	1	.1513	Angeles, Teodora.....	2	.1975
Alis, Isidoro.....	1	.2170	Angeles, Tranquilino.....	2	11.0458
Alitagtag, Leocadia.....	1	.1070	Angeles, Valentin.....	1	.0810
Alitagtag, Mariano.....	1	.2547	Añonuevo, Manuel.....	4	22.9257
Almanzor, Lazaro.....	4	23.7920	Añonuevo, Maria T.....	7	24.2928
Almazan, Mateo.....	4	24.9043	Añonuevo, Tranquilina.....	3	17.4655
Almayan, Fortunata.....	1	.1660	Aquino, Juan.....	2	.4832
Almayan, Romana.....	1	.1157	Aquino, Macario.....	2	.2475
Almeda, Basilia.....	1	.1105	Arambulo, Estanislao.....	1	.1825
Almeda, Francisca.....	17	182.1705	Arambulo, Esteban K.....	1	.1120
Almendras, Victor.....	1	.1515	Arambulo, Exequiel.....	2	8.4685
Almera, Glicerio.....	3	1.6418	Arambulo, Francisco.....	20	50.7843
Almira, Pedro.....	1	.1112	Arambulo, Ildelonso.....	3	19.1412
Almira, Teodoro.....	2	12.5170	Arambulo, Lazaro.....	2	10.0625
Almodobar, Albina.....	4	9.8253	Arambulo, Maria.....	2	3.2888
Almodovar, Alejandro.....	2	.7085	Arambulo, Maria.....	1	.1177
Almodovar, Bernabé.....	1	.1172	Arambulo, Venancia.....	1	.1515
Almodovar, Ciriaco.....	2	3.7950	Arambulo, Vicenta.....	1	2.2703
Almodovar, Epifanio.....	2	5.5513	Arceo, Francisco.....	1	.0525
Almodovar, Mariano.....	2	7.1662	Arceo, Maria.....	1	11.7282
Almodovar, Paulino.....	2	.3550	Arceo, Placido.....	1	.0905
Almodovar, Petronila.....	3	20.5065	Arciaga, Bonifacio.....	1	.2253
Almodovar, Petronila.....	7	23.4035	Arciaga, Modesta.....	2	.3102
Almodovar, Segunda.....	1	4.0408	Arciaga, Narciso.....	2	7.3855
Almodovar, Segunda.....	1	.1347	Babasanta, Engracio.....	1	.1705
Almodovar, Simeón.....	1	.0820	Babasanta, Santiago.....	1	.4398
Almodovar, Severo.....	1	.1108	Babilonia, Gregoria.....	1	.0942
Almodovar, Teodorica.....	2	10.9442	Bailon, Florencio.....	8	64.9278
Almoña, Agueda.....	1	.0492	Bailon, Mariano.....	1	9.8162
Alojado, Anacleto.....	1	.3008	Baltazar, Miguel.....	1	.0520
Alojado, Epifanio.....	1	.0855	Bantatua, Agaton.....	1	6.3133
Alojado, Gregoria.....	1	.1255	Bantatua, Anastasia.....	2	3.2932
Alojado, José.....	2	2.8132	Bantatua, Angel.....	6	84.7633
Alojado, Maria.....	1	.0895	Bantatua, Damian.....	5	3.7192
Alojado, Máxima.....	1	3.0263	Bantatua, Marcelino.....	1	.1208
Alojado, Modesto.....	1	.0610	Bantatua, Nicolas.....	1	.1100
Alojado, Santiago.....	1	.1285	Bantatua, Vicenta.....	3	12.8185
Alojado, Santiago.....	1	.0825	Barabara, Margarita.....	1	.2292
Alojado, Silvestra.....	1	.0850	Baraquia, Jacinto.....	2	14.5435
Alonday, Florentino.....	1	.0630	Baraquito, Bonifacio.....	1	.1358
Aloria, Flaviano.....	1	.0670	Baraquito, Cipriano.....	2	.2410
Alpás, Petronillo.....	1	.0787	Baraquito, Hipolito.....	1	.1857
Alpasan, Angel B.....	1	3.3365	Baraquito, Perfecto.....	3	.3528
Alpasan, Clara.....	1	.3303	Baraquito, Sesenando.....	3	.4840
Alpasan, Luis.....	1	1.1530	Baraquito, Tomas.....	1	.1445
Alpasan, Isabelo.....	1	.0800	Baraquito, Isidoro.....	1	.1080
Altura, Raymunda.....	1	.1382	Barashari, Juan.....	3	.8445
Alubo, Felix.....	1	.1073	Barashari, Ladislao.....	1	.1105
Alubera, Remigia.....	1	.1600	Barashari, Manuel.....	1	.2650
Alumno, Estanislao.....	2	.1020	Barashari, Teodora.....	1	6.2275
Alumno, Manuel.....	1	.4195	Baricanosa, Fortunato.....	1	.0770
Alvarez, Bernabé.....	1	.0940	Barientes, Gregorio.....	1	.2097



*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Santa Rosa estate—Continued.</i>			<i>Santa Rosa estate—Continued.</i>		
Barrientes, José.....	1	0.2063	Batitis, Manuel.....	2	4.5508
Barrientes, Paulina.....	1	.1622	Batitis, Maura.....	1	.2837
Barilamat, Hermenegildo.....	2	1.1883	Batitis, Pedro.....	1	.1925
Barlao, Benito.....	1	.1335	Batitis, Victoriana.....	1	.0933
Barlao, Florentina.....	1	.0802	Bat6, Felix.....	5	20.7647
Barlao, Francisco.....	1	.1330	Batolina, Esteban.....	1	.0430
Barlao, Fructuoso.....	3	.1948	Batolino, Lucio.....	1	.0598
Barlao, Juana.....	1	.2787	Batucal, Agripina.....	9	22.8867
Barlao, Sofronio A.....	2	9.6320	Batugal, Alejandra.....	4	8.7795
Barrera, Máximo.....	1	.0735	Batugal, Ambrosio.....	4	9.2073
Barreto, Gregorio.....	2	.5015	Batugal, Antonia.....	2	8.3755
Barreto, Maxima.....	1	.2588	Batugal, Francisco.....	1	.0577
Barria, Pelagio.....	1	.1005	Batugal, León.....	2	10.2068
Barrineua, Eugenia.....	1	.1027	Batugal, Rosa.....	2	5.0590
Barrinuevo, Catalina.....	1	.0295	Bauan, Alejandro.....	1	.0630
Barrinuevo, Cipriano.....	1	.1573	Bauan, Mariano.....	5	9.0670
Barrinuevo, Florentino.....	3	.5047	Bauin, Simona.....	1	.0697
Barrinuevo, Ignacia.....	1	.2760	Bainosa, Justa.....	1	.3078
Barrinuevo, Julian.....	1	.1675	Bainosa, Pedro.....	1	.5907
Barrinuevo, Máximo.....	1	.2405	Bainosa, Severa.....	1	.0993
Barrinuevo, Perfecto.....	1	.1518	Beato, Augustin.....	1	.1375
Barroma, Escolastica.....	1	.0997	Bedoya, Augustin.....	1	24.1412
Barroma, Máxima.....	1	.0915	Bejofia, Fernando.....	1	.1095
Barroso, Cecilia.....	1	7.0673	Belo, Bonifacio.....	1	.0910
Bartolazo, Mariano.....	1	.0790	Belo, Eugenio.....	1	.1820
Bartolazo, Nicasio.....	1	.0970	Beltran, Simeon.....	1	.2128
Bartolazo, Pedro.....	4	.5062	Benitez, Bonifacia.....	2	.4025
Bartolazo, Ramón.....	1	.1528	Becerro, Francisca.....	1	5.2567
Bartolazo, Sinforoso.....	2	1.2482	Biciero, Laureano.....	1	6.2728
Basaran, Francisca.....	1	.1258	Billena, Vicente.....	1	.0927
Basaran, Juliana.....	3	10.7637	Bombasi, Bartolomé.....	2	2.1300
Basbás, Agapito.....	1	.2440	Bombasi, Crisanta.....	1	.1093
Basbás, Aquilino.....	1	.0908	Bombasi, Felix.....	2	.4657
Basbás, Faustina.....	1	.1552	Bombasi, Pablo.....	5	4.8390
Basbás, Melecio.....	2	.4545	Bombasi, Pablo.....	2	3.9880
Basbás, Modesto.....	3	1.2653	Borja, Basilio de.....	1	.1755
Basbás, Paulino.....	1	.5297	Borja, Severino de.....	1	.2565
Basbás, Valentin.....	2	.2495	Buenaventura, Segunda.....	1	.0750
Basco, Cirilo.....	1	.1708	Burgos, Mariano.....	1	.1548
Basco, Fausta.....	1	.1432	Cabrojas, Potenciano.....	1	.1470
Basco, Marcela.....	1	.0425	Caguinquin, Marcelo.....	2	1.887
Basco, Maria.....	1	.1103	Calimpón, Camilo.....	1	.2438
Basco, Raymundo.....	1	.2250	Calimpón, Camilo.....	1	.2275
Bascon, Melecio.....	1	.0687	Calimpón, Estanislao.....	1	.0850
Bascon, Petrona.....	1	.0930	Calimpón, Francisco.....	2	4.1370
Bases, Clemencia.....	1	.2408	Camalian, Francisco.....	1	.1472
Basical, Alejandra.....	2	.2335	Camesa, Miguela.....	1	.1425
Basical, Bonifacia.....	1	.1027	Camesa, Segundo.....	1	.1460
Basila, Bernardo.....	1	.0865	Camitan, Juana.....	1	.0575
Basila, Gregorio.....	1	.0775	Canifigasan, Candelaria.....	1	.2168
Basila, Sixto.....	1	.1900	Canifigasan, Matea.....	1	.2610
Bastilero, Silvestre.....	1	.0988	Canog, Juana.....	6	13.3005
Basuan, Pablo.....	1	.1160	Canog, Sabino.....	1	.1560
Batain, Felix.....	1	.4280	Caparaz, Ancito.....	2	.6665
Batain, Rafael.....	2	.2995	Caparaz, Eulalia.....	1	.1070
Batalona, Teodora.....	1	.1472	Capricho, Epifanio.....	1	.0835
Batañones, Elena.....	5	238.5860	Capote, Florentino.....	1	.2877
Batañones, Lucas.....	1	20.3735	Capsa, Mateo.....	1	.1013
Batañones, Sotero.....	1	60.3630	Capua, Petrona.....	1	.1825
Batanes, Epifania.....	1	.2370	Capuchino, Antera.....	1	.1397
Batanes, Julian.....	1	.1043	Capuchino, Benito.....	1	.1600
Batiao, Filomena.....	1	.4010	Capuchino, Dominica.....	2	11.5280
Batiao, Raymunda.....	1	.1540	Capuchino, Emilio.....	1	.0828
Batiao, Filomena.....	1	.2075	Capuchino, Francisco.....	1	.2240
Battiller, Narciso.....	6	166.0425	Capuchino, Jacoba.....	6	23.4015
Batín, Catalino.....	1	.0582	Capuchino, Juliana.....	1	.0827
Batin, Macaria.....	1	.2383	Capuchino, Lorenza.....	1	.1015
Batin, Roberto.....	1	.1890	Capuchino, Maria.....	1	.2233
Batino, Antonio.....	2	.6497	Capuchino, Pedro.....	1	.3377
Batino, Casimiro.....	1	.0508	Capuchino, Severino.....	1	.0948
Batino, Cirilo.....	1	.0522	Capuchino, Valent n.....	1	.6210
Batino, Macario.....	1	.2115	Capuchino, Vicente.....	1	.1357
Batino, Marcelo.....	1	.0868	Capuchino, Vicente.....	1	.4688
Batino, Maria.....	1	.3087	Capugan, Melecio.....	1	.1530
Batitís, Antero.....	1	.2005	Capugan, Tito.....	1	.2392
Batitís, Benedicto.....	1	12.9260	Capurrean, Telesforo.....	1	.1303
Batitís, Francisco.....	1	.0735	Capuzi, Simeona.....	1	.1015

Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Santa Rosa estate—Continued.</i>			<i>Santa Rosa estate—Continued.</i>		
Capuzie, Antonio.....	1	0.0857	Carpo, Lucio.....	1	0.1273
Capuso, Anastacio.....	1	.1660	Carpo, Marcelo.....	1	.5227
Capuso, Basilio.....	2	1.6755	Carpo, Pablo.....	7	30.3285
Capuso, Bernarda.....	3	5.7285	Carpo, Segundo.....	1	.3885
Capuso, Isidro.....	1	.0698	Carpo, Isidro.....	1	.1473
Capuso, Rosa.....	1	.2050	Carta, Agustina.....	2	4.5397
Capuso, Troadio.....	2	.4490	Carta, Ciriaea.....	1	.2505
Capusungan, Ana.....	1	.2017	Carta, Emilio.....	2	5.0965
Caputian, Pedro.....	1	.0818	Carta, Felipe.....	1	.0770
Caputian, Simplicio.....	1	.1340	Carta, Jacinto.....	2	.4840
Caquio, Pelagia.....	1	.1187	Carta, Juana.....	1	.1185
Carait, Vicente.....	1	.4043	Carta, Margarita.....	3	7.7656
Caramay, Aniceta.....	3	14.1287	Carta, Paulina.....	2	4.4718
Caramay, Bernabe.....	1	.4528	Carta, Pedro.....	1	.2617
Caramay, Cirilo.....	2	.4230	Carta, Prudencio.....	1	.3405
Caramay, Policarpio.....	1	.0617	Carta, Vicente.....	2	20.4618
Caramba, Segunda.....	1	.1028	Carta, Ysidro.....	1	.3330
Caramba, Simeon.....	3	.3737	Cartagena, Benito.....	1	.1120
Caramutan, Antonio.....	1	.4873	Cartagena, Concordia.....	2	9.9327
Caramutan, Catalina.....	1	.2060	Cartagena, Eugenia.....	1	.0785
Caramutan, Jose.....	1	.2045	Cartagena, Manuel.....	1	14.7288
Caramutan, Leocadia.....	1	.2667	Cartagena, Miguel.....	3	6.3305
Caramutan, Mariano.....	1	9.6880	Cartagena, Rosaura.....	1	5.4082
Caramutan, Matias.....	1	.7965	Cartagena, Santos.....	4	21.9563
Caramutan, Teodora.....	1	5.0878	Cartago, Dominga.....	2	6.6650
Caramutan, Victoria.....	1	.0800	Cartago, Ignacio.....	1	.1422
Caran, Candido.....	2	.2037	Cartano, Felix.....	1	.3623
Carapatan, Domingo.....	1	.2128	Cartano, Eusebio.....	1	.1152
Carapatan, Faustino.....	1	.6057	Cartaño, Felix.....	2	.2993
Carapatan, Jacinto.....	2	.2025	Cartaño, Hipolito.....	1	.1477
Carapatan, Juan.....	1	.1145	Cartaño, Leon.....	1	.3845
Carapatan, Maximo.....	3	4.0795	Cartesiano, Agripino.....	1	.1585
Carapatan, Petra.....	1	.0790	Cartesiano, Doroteo.....	4	150.8100
Carapatan, Teodorica.....	1	.2503	Cartesiano, Gregorio.....	8	90.1063
Carasco, Alejandro.....	1	.2762	Cartesiano, Juan.....	3	8.9092
Carasco, Canuta.....	1	.1573	Cartesiano, Lucia.....	1	4.2235
Carasco, Cornelio.....	1	.0327	Cartesiano, Tomas.....	1	.2070
Carasco, Donato.....	1	.2990	Cartesiano, Tranquilino.....	1	.4933
Carasco, Fausto.....	1	.1463	Cartera, Isidoro.....	1	.1137
Carvajal, Eugenio.....	1	.1830	Casinda, Raymundo.....	1	.0715
Carvajal, Filomeno.....	1	.0625	Casinda, Raymundo.....	1	.1300
Carvajal, Julio.....	1	.1715	Casigon, Gregorio.....	1	.1308
Carvajal, Rosaura.....	1	.1670	Castellana, Nicolasa.....	1	.0612
Carballo, Benita.....	1	.0657	Castillo, Epifanio.....	1	.4970
Carvallo, Faustina.....	1	.1020	Castillo, Mariano.....	1	.1638
Carvallo, Julia.....	1	.0610	Castillo, Tomas.....	1	.2377
Carvallo, Marcela.....	1	.0745	Castillo, Tomasa.....	2	19.1043
Carvallo, Martina.....	1	.0488	Castro, Bernardino de.....	1	.4370
Carvallo, Santiago.....	1	.0400	Castro, Juliana de.....	1	.1695
Carvallo, Tiburcio.....	4	.2315	Castro, Perpetua de.....	2	.4130
Cardenal, Victorina.....	1	.1430	Castro, Regina de.....	1	.1295
Cardeno, Bernardo.....	2	.4000	Castro, Roque de.....	1	1.0795
Carlos, Cirilo A.....	3	3.9502	Castro, Victoria de.....	1	.2715
Caro, Domingo.....	1	.1543	Casubuan, Bibiana.....	1	.1302
Caro, Eusebio.....	1	.1117	Casubuan, Juan.....	1	.1428
Caro, Faustina.....	3	10.0320	Casupang, Francisco.....	1	.4040
Caro, Juliana.....	1	.1750	Casupang, Guillermo.....	3	.4377
Caro, Simona.....	2	7.6470	Catagan, Antonio.....	1	.3590
Carpena, Agapito.....	4	39.1105	Catindig, Agustin.....	1	.0808
Carpena, Brigido.....	2	.1525	Catindig, Bonita.....	1	.2392
Carpena, Francisco.....	1	.0800	Catindig, Epifanio.....	1	.1463
Carpena, German.....	1	.1305	Catindig, Juan, jr.....	1	.1287
Carpena, Manuel.....	2	.1153	Catindig, Juan, sr.....	4	4.6253
Carpena, Mariano.....	3	12.3735	Catindig, Leoncio.....	1	.0825
Carpena, Nicanor.....	2	.1327	Catindig, Marcos.....	3	2.8490
Carpena, Pedro.....	1	.1948	Catindig, Melchor.....	1	.1717
Carpena y Catindig, Pedro.....	1	.6497	Catindig, Modesto.....	1	.3013
Carpena, Petronilo.....	3	17.9718	Catindig, Nicolas.....	1	.0707
Carpena, Teodora.....	2	2.4747	Catindig, Pedro.....	1	.1245
Carpena, Tomas.....	5	16.0805	Catindig, Piquinto.....	1	.2843
Carpena, Valentina.....	4	17.1258	Catindig, Salvador.....	2	7.4625
Carpena, Yreneo.....	6	17.1345	Catindig, Valeriano.....	1	.1562
Carpo, Agapito.....	1	.1385	Catindig, Valeriano.....	1	.1825
Carpo, Benito.....	1	.1580	Catindig, Isidoro.....	1	.1765
Carpo, Catalino.....	1	.1582	Cerbo, Eduardo.....	4	6.7943
Carpo, Francisco.....	1	.0678	Cervantes, Bernardo.....	2	.1002
Carpo, Juan.....	1	.0777	Cervantes, Jose.....	3	10.0490
Carpo, Leoneia.....	1	.2340			

*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Santa Rosa estate—Continued.</i>			<i>Santa Rosa estate—Continued.</i>		
Claro, Flora.....	1	3.7378	Dizon, Jacoba.....	1	0.0765
Claros, Dorotea.....	1	.0792	Dizon, José.....	1	.0583
Claros, Tomás.....	1	.0878	Dizon, Petronilo.....	1	.0857
Completo, Antonia.....	1	.2102	Donato, Dominga.....	6	19.0758
Completo, Crisanta.....	1	.1753	Duarte, Agripina.....	1	.1577
Completo, Lucia.....	1	.0835	Duarte, Casimiro.....	1	.1700
Completo, Maria.....	1	.1767	Duarte, Doroteo.....	1	.1743
Completo, Pantaleon.....	5	10.1933	Duarte, Estanislao.....	1	.0645
Concepción, Maria.....	1	4.8727	Duarte, Francisco.....	1	.0885
Constantino, Tomás.....	1	.0690	Duarte, Gregoria.....	1	.2882
Corcueva, Natalio.....	1	.3753	Duarte, Isidoro.....	1	.1383
Coronel, Domingo.....	3	1.3095	Duarte, Pedro.....	1	.6362
Coronel, Emilia.....	1	.0655	Duarte, Zacarias.....	1	.1763
Coronel, Gregorio.....	2	.5985	Encina, Emiliano.....	1	.1187
Cortuna, Dionisio.....	1	.0668	Encina, Felipe.....	1	.2218
Cose, Gregorio.....	5	11.8745	Encina, Pascuala.....	1	.0610
Cose, Juana.....	1	.1265	Encina, Pedro.....	1	.2640
Cose, Simplicia.....	2	4.0687	Encina, Policarpo.....	2	.2465
Cruz, Alberto de la.....	1	.0735	Encina, Policarpo.....	1	.0435
Cruz, Cornelio.....	2	.2300	Encina, Roman.....	1	.2155
Cruz, Crisanta F.....	1	3.5600	Encina, Simeona.....	2	9.8027
Cruz, Isaac de la.....	1	.1790	Encina, Teresa.....	1	.0975
Credo, Felipa.....	1	.2125	Endrinal, Gregorio.....	1	.1475
Creo, Gregorio.....	2	.2180	Endrinal, Mariano.....	5	15.4510
Crisólogo, Manuela.....	3	19.1153	Endrinal, Valentin V.....	1	.2078
Crisólogo, Ambrosio.....	1	.1657	Enriquez, Leon.....	1	.1655
Crisólogo, Benito.....	1	.2930	Entena, Alejandra.....	3	23.6810
Cuevas, Celedonio.....	1	.4275	Entena, Andres.....	9	30.9020
Cuevas, Feliciano.....	2	.2960	Entena, José.....	1	.2022
Cuevas, German.....	1	.1985	Entena, Maria.....	2	.0905
Cuevas, Maximino.....	1	.2550	Entena, Melecio.....	1	.1715
Cuevas, Perpetuo.....	1	.1640	Entena, Narciso.....	1	.0755
Custodio, Olimpia.....	1	.0850	Entena, Valeriano.....	2	3.8195
Custodio, Rufino.....	2	13.4618	Entrada, Emiliana.....	1	.0305
Decena, Benito.....	1	.1742	Entrada, Lucas.....	1	.0860
Delfino, Dominador.....	1	21.2145	Entrada, Prudencio.....	3	.2010
Delfino, Emilia.....	1	15.4705	Era, Estanislao.....	1	.1523
Delfino, Tomas.....	1	9.8925	Eraña, Pedro.....	3	10.5845
Delmo, Agatón.....	1	.2263	Ercita, Claudio.....	1	.0720
Delmo, Anatalia.....	1	.3135	Ercita, Felix.....	1	.0645
Delmo, Filomeno.....	2	.2102	Ercita, Laureana.....	1	.1067
Delmo, Vicenta.....	1	.1943	Ercita, Pedro.....	1	.1693
Desengaño, Pedro.....	1	.1585	Escosura, Aguedo.....	1	.1285
Día, Ambrosio.....	1	.0597	Escosura, Celestino.....	1	.2530
Día, Angel.....	1	.0680	Escosura, Cornelio.....	6	8.2865
Día, Apolonio.....	5	10.9610	Escosura, Hipólito.....	1	.1952
Día, Eustaquio.....	1	.2210	Escosura, Petra.....	1	.2895
Día, Maria.....	1	.1935	Escultor, Santos.....	1	.1475
Día, Francisca.....	3	8.7548	Ermita, Pío.....	1	.9893
Día, Rufino.....	1	.1967	Ermita, Teodosia.....	1	.0847
Día, Silvestra.....	3	2.3845	Esguerra, Pedro.....	1	.1078
Diasanta, Martin.....	1	.0975	Espejo, Francisco.....	1	.1230
Diaz, Andrés.....	3	2.5933	Espinas, Buenaventura.....	1	.0755
Diaz, Lucio.....	2	.2570	Espinas, Fidel.....	1	.1217
Diaz, Macario.....	2	.7842	Espíritu, Brígida.....	1	.0898
Diaz, Melecio.....	1	.2678	Espíritu, Santiago.....	1	.0797
Diaz, Nicolas.....	1	.3872	Evangelista, Antonio.....	1	.0710
Dicayanan, Guillermo.....	1	.1938	Evangelista, Juan.....	1	.1783
Diehi, Apolonia.....	1	.2115	Factoriza, Angel.....	1	.1920
Diehi, Tomás.....	2	.1887	Factoriza, Cornelio.....	1	.1465
Dichososo, Cipriano.....	1	.0885	Fastido, Andrés.....	1	.1557
Dichososo, Felipa.....	1	.1358	Fatiga, Agustina.....	2	.4580
Dichososo, Filomena.....	1	.0942	Faustino, Justo.....	1	.0450
Dichososo, León.....	1	.1410	Faljo, Gregorio.....	1	.1383
Dichososo, Sinfonso.....	1	.2398	Flores, Getrudés.....	5	19.5525
Dichososo, Isidro.....	1	.0242	Flores, Jacobo.....	1	.4775
Dictado, Camilo.....	1	.1605	Flores, María.....	5	32.2830
Dictado, Dionicio.....	1	.5455	Fortuno, Calixto.....	2	.4210
Dictado, Victorino.....	6	12.6830	Francisco, Jacinto.....	2	.7730
Dimaranan, Pedro.....	1	2.1535	Franco, Elena.....	1	.0355
Diola, Micaela.....	1	.1628	Gallicia, Cipriano.....	3	7.5668
Diolo, Valeriano.....	1	.1007	Gallicia, Honorio.....	1	.3230
Distajo, Anacleto.....	1	.1158	Gallicia, Marcelino.....	1	.1570
Dizon, Agripino.....	1	.1282	Gallicia, Teodora.....	1	.5300
Dizon, Angel.....	2	4.9768	Gallicia, Toribio.....	1	.0787
Dizon, Bernardo.....	1	.0582	Gana, Mariano.....	1	11.8952
Dizon, Fortunato.....	1	.0765	Gasita, Lorenzo.....	1	.2572

*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Santa Rosa estate—Continued.</i>			<i>Santa Rosa estate—Continued.</i>		
García, Balbino .....	1	0.0770	Jupiter, Francisco .....	2	0.3582
García, Francisco .....	1	.1298	Justo, León .....	1	.0405
García, Juan .....	1	.3552	Lacerna, Feliciano .....	1	.1628
García, María .....	1	.1865	Lacerna, Felipe .....	1	.4490
García, Mariano .....	1	.5848	Lacerna, Lucia .....	1	.1020
García, Nicolás .....	3	1.9547	Lacerna, Margarita .....	1	.2772
García, Petrona .....	1	.1248	Lacerna, Romana .....	1	.0463
García, Rosendo .....	1	.7592	Lacerna, Romana .....	1	.0507
Genava, Isidoro .....	1	.0905	Lacida, José .....	1	.1618
Gepa, Tomás .....	1	.1430	Lacida, Simón .....	1	4.0820
Gestoso, Eugenio .....	3	1.2328	Lanaca, Valentín .....	1	.1860
Gestoso, Gerónimo .....	1	.4380	Landato, Servando .....	1	.0897
Getape, Marcelo .....	1	.1725	Laranga, Lorenza .....	1	.1448
Getape, Miguel .....	1	.1605	Lasa, Aleandro .....	1	.6457
Gleaña, Miguel .....	1	.1105	Lasa, Felio .....	1	.1270
Gotatco, María .....	1	.0605	Lasa, Fernando .....	1	.0568
Gótica, Inés .....	1	.1127	Lasa, Francisco .....	1	.1255
Gómez, Petrona .....	7	43.4968	Lasa, Honoria .....	1	.1102
Gonzales, Antonio .....	7	89.6630	Lasa, Lucio .....	1	.1008
Gonzales, Basilio .....	2	.7942	Lasa, Margarita .....	1	.0570
Gonzales, Esteban .....	1	.1253	Lasa, Modesto .....	1	.1857
Gonzales, Francisco .....	7	47.3835	Lasaga, Albino .....	1	.1030
Gonzales, Filomena .....	1	.2060	Lasaga, Domingo .....	1	.1688
Gonzales, Francisco .....	1	.8227	Lasaga, Felix .....	1	.1642
Gonzales, Manuel .....	1	.0808	Lasaga, Felisa .....	6	29.7568
Gonzales, Miguel .....	1	.1075	Lasaga, Felisa .....	1	3.6247
Guacho, Victoriano .....	1	.6637	Lasaga, Fernando .....	1	.0978
Guarico, Hilario .....	1	.1478	Lasaga, Gregoria .....	1	7.5175
Guerta, Prudencio .....	1	.1425	Lasaga, Gregorio .....	2	4.6157
Guerta, Rufino .....	1	.0797	Lasaga, Isidoro .....	1	.3778
Guerta, Tomás .....	2	.2273	Lasaga, Matea .....	2	.4480
Gulay, Cándido .....	1	.1495	Lasaga, Matea .....	1	2.0577
Gulay, Eufemia .....	1	.2917	Lasaga, Pedro .....	1	.1405
Gulay, Julian .....	1	.2335	Lasaga, Raymundo .....	1	.1778
Gulay, Mateo .....	1	.4605	Lasaga, Saturnino .....	2	6.5592
Gulay, Marcelo .....	1	.4080	Lasao, Martín .....	3	.5000
Gulay, Modesto .....	1	.2685	Lasao, Modesto .....	1	.2043
Gulay, Santiago .....	1	.1568	Lasao, Romualdo .....	1	.0547
Gulay, Isidro .....	1	.2255	Lasao, Teodora .....	1	.2003
Gulay, Victoriano .....	1	.0697	Lascay, Alberto .....	1	.2062
Guzmán, Camilo de .....	1	.0938	Latorre, Alejo .....	1	1.1490
Guzmán, Camilo de .....	1	.0880	Latorre, Feliciano .....	1	.1523
Guzmán, Crispulo de .....	1	.0402	Latorre, Susana .....	2	.2470
Guzmán, Eusebio de .....	1	17.4688	Lauagan, Simplicio .....	2	.4320
Guzmán, Eustaquio de .....	3	7.7697	Laudato, Estanislao .....	1	.1550
Guzmán, Eustaquio de .....	2	.2085	Laudato, Flaviano .....	2	2.2120
Guzmán, Gregorio de .....	2	1.5858	Laudato, Praxedes .....	1	.1545
Guzmán, Gregorio de .....	1	3.0487	Laudato, Servando .....	1	.1525
Guzmán, Luis de .....	1	.0843	Laurel, Ladislaoa .....	2	.2705
Guzman, Maximiano de .....	2	3.3802	Laurel, Pio .....	2	15.0150
Guzmán, Pascuala de .....	1	.0875	Lavador, Benedicta .....	1	.1750
Guzmán, Pedro de .....	2	5.6895	Layog, Deogracias .....	1	1.1987
Guzmán, Ursula de .....	8	52.3180	Layon, Catalina .....	1	.0920
Guzmán, Ursula de .....	6	65.5660	Layon, Teodorico .....	7	46.5593
Guzman, Vicente de .....	2	22.8330	Layoso, Bonifacio .....	2	.1652
Hermita, Román .....	1	.1415	Layoso, Eulogia .....	1	.1802
Hermosa, Susara .....	2	.2770	Layoso, Juan .....	1	.1465
Hermosa, Cornelio .....	1	.3253	Layugan, María .....	2	.2727
Hermosa, Daniel .....	1	.1072	Lazarte, Agustín .....	1	.1070
Hermosa, Dolores .....	1	.2965	Lazarte, Bonifacio .....	1	.0865
Hermosa, Filomeno .....	1	.0583	Lazarte, Espiridión .....	1	.2713
Hermosa, Jacinta .....	3	1.4937	Lazarte, Patricio .....	1	.0550
Hermosa, Victoria .....	1	.0718	Lazarte, Teodora .....	2	4.6872
Hernandez, Canuto .....	2	.7375	Lazo, Anselmo .....	1	.4328
Hernandez, Dionicia .....	1	.0590	League, José E. .....	4	8.5467
Hernandez, Lorenzo .....	3	6.9587	League, Tomás .....	1	.0790
Hernandez, Simeón .....	3	.5810	Lechuga, Francisco .....	1	.1815
Hoy, Cecilia .....	1	.2073	Lechuga, Higino .....	1	.1837
Honco, Dorotea .....	1	.0805	Lechuga, Juan .....	1	.0727
Iloilo, Juana .....	1	.2877	Lechuga, Tranquilino .....	3	.7758
Imbutin, Gregorio .....	1	.1190	León, Domingo de .....	1	.1622
Infante, Juan .....	1	.1360	León, Matilde de .....	4	7.7083
Infante, Pablo .....	1	.6505	León, Paulino de .....	1	.0955
Jazmin, Arcadio de .....	1	.2940	Lera, Agustín .....	1	.1495
Jeramias, Cipriano .....	1	2.2090	Leyco, Marcelo .....	9	52.4285
Jesús, Benito de .....	1	.0865	Liangco, Marcelino .....	1	.1740
Jeses, Juana de .....	1	.1023	Liangco, Pablo .....	2	5.8000
Jimenez, Saturnino .....	1	6.7330	Libas, Miguel .....	1	.0837

Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Santa Rosa estate—Continued.</i>			<i>Santa Rosa estate—Continued.</i>		
Licmuan, Celestino.....	1	0. 1083	Manguerra, Teodosia.....	1	0. 0820
Licmuan, Elias.....	1	. 3182	Manguerra, Valentín.....	1	. 0870
Lijaoco, Angel.....	1	. 1060	Manila R. R. Co.....	1	43. 2857
Lijaoco, Angel.....	1	3. 5928	Maquibolan, Luciano.....	2	. 2165
Lijaoco, Antonio.....	9	56. 3705	Maquiling, Blas.....	1	. 1410
Lijaoco, Camila.....	1	. 2112	Marquez, Nicacia.....	1	. 1010
Lijaoco, Emilia.....	10	90. 4698	Masante, Francisco.....	1	. 2485
Lijaoco, Ireneo.....	1	. 0522	Mata, Pablo de.....	1	. 1590
Lijaoco, Perfecta.....	4	39. 4588	Mataro, José.....	1	. 1055
Lijaoco, Petrona.....	1	. 1065	Mataro, Ciriacó.....	2	. 2433
Lijaoco, Teodora.....	8	60. 7777	Matias, Felipe.....	1	. 2137
Limcaoco, Nicolás.....	1	48. 6878	Martinez, Eleuterio.....	1	. 0978
Linda, Eugenia.....	1	. 0467	Martinez, Gregoria.....	2	. 1695
Liza, Paulino de.....	1	. 1930	Medina, Pedro.....	1	. 0180
Loyola, Matea de.....	1	. 1595	Medina, Ignacio.....	1	. 1000
Lopez, Eleuterio.....	1	. 0225	Mesa, Dolores de.....	2	9. 9955
Lopez, Francisco.....	1	6. 6873	Mesa, Dominga de.....	1	2. 2430
Lopez, Mariano.....	1	14. 6562	Mesa, Eugenio de.....	5	12. 6797
Lucero, Antonia.....	1	. 2060	Mesa, Eustaquia de.....	2	11. 4205
Lucero, Gregorio.....	1	. 1048	Mesa, Florentino de.....	5	6. 2420
Lucero, Maria.....	2	. 2600	Mesa, Julio de.....	1	. 0853
Lucero, Raymunda.....	1	. 1702	Mesa, León de.....	1	. 1857
Lucero, Segunda.....	2	11. 6235	Miller, Z. K.....	4	166. 4968
Lugar, Isidra.....	2	. 2255	Minardo, Leoncia.....	1	. 1320
Luria, Isaac de.....	1	. 0825	Minguez, Felix de.....	1	. 0810
Magante, Felipe.....	1	. 1873	Miquigulne, Florentina.....	1	. 0317
Magaya, Isabelo.....	1	. 0915	Miranda, Bernabela.....	1	6. 2640
Malabanan, Marcelina.....	1	. 1180	Miranda, Bernabela.....	1	1. 3935
Malapitan, Agustina.....	1	. 1135	Miyano, Canuto.....	1	. 1105
Malapitan, Carlos.....	1	. 0075	Mojica, Natalla.....	1	. 1135
Malapitan, Lorenzo.....	2	8. 3410	Moldes, Anastasio.....	4	16. 0078
Malapitan, Maria.....	1	. 0925	Monteverde, Bonifacio de.....	1	. 0825
Malapitan, Nemesio.....	1	. 0862	Morales, Aleja.....	1	. 6372
Malapitan, Roque.....	1	. 0393	Morales, Leoncio.....	1	. 1373
Malapitan, Tomas.....	3	8. 3922	Morales, Lucia.....	1	. 0407
Maldonado, Basilia.....	2	5. 4450	Morales, Inés.....	1	. 0460
Maldonado, Dámaso.....	2	. 2775	Munciao, Francisca.....	3	9. 4298
Maldonado, Donato.....	1	. 0748	Munciao, Isidro.....	7	39. 8065
Maldonado, Mariano.....	1	. 0910	Munciao, Teófila.....	4	24. 7935
Maldonado, Mateo.....	1	. 3512	Mundo, Nicasia del.....	1	. 1492
Maldonado, Mateo.....	1	. 0705	Nasaan, Timoteo.....	1	. 0833
Maldonado, Narciso.....	2	. 2610	Natividad, Roque.....	1	. 0920
Maldonado, Sofia.....	1	4. 8275	Naval, Juan.....	1	. 0652
Maldonado, Sofia.....	3	11. 0178	Navea, Brígida.....	1	. 2433
Maldonado, Valentín.....	1	. 6090	Navea, Concepción.....	1	5. 9702
Manacea, Teodorico.....	1	. 3125	Navea, Mariano.....	1	. 1935
Manalo, Martín.....	2	. 2890	Navea, Miguel.....	2	4. 3213
Manalo, Fausto.....	1	. 2355	Navea, Santiago.....	1	. 0817
Manay, Fausta.....	1	. 1342	Navea, Santiago and J. E. League.....	1	3. 3530
Mandala, Damiana.....	1	. 1795	Nepomuceno, Luciano.....	2	4. 6890
Mandala, Marcos.....	1	. 1978	Nepomuceno, Pio.....	1	. 1275
Mané, Antonio.....	1	. 1600	Nepomuceno, Tomas.....	14	72. 5690
Mané, Domingo.....	1	. 2005	Nevalga, Felipe.....	1	6. 0780
Mané, Miguela.....	1	. 1555	Ocampo, Edilberto.....	1	8. 0975
Mané, Simplicio.....	1	. 1497	Ocampo, Francisco.....	1	9. 1385
Mañgahes, Agripino.....	2	. 3760	Ocampo, G.....	3	22. 0925
Mañgahis, Calixta.....	1	. 0625	Ocampo, Marco Y. de.....	1	9. 5613
Mañgahis, Gerardo.....	1	. 0413	Ocampo, Ramón.....	2	7. 9697
Mañgahis, Leonarda.....	3	28. 9330	Ochoa, Leoncio.....	1	. 4450
Mañgahis, Manuel.....	1	. 0445	Olaria, Vicente.....	1	. 1158
Mañgahis, Marta.....	1	. 0697	Oripol, Alfonso.....	1	. 3950
Mañgahis, Santiago.....	1	. 0720	Oripol, Pio.....	2	47. 52
Mangueron, Julia.....	1	. 1203	Ortega, Cornelia.....	1	. 0650
Mangueron, Teodoro.....	1	. 1095	Pabanel, Marta.....	1	8. 6320
Manguerra, Daniel.....	1	. 2135	Pabilla, Valentín.....	2	. 2543
Manguerra, Dominga.....	1	. 0492	Pablo, Andrés.....	1	. 0730
Manguerra, Feliciano.....	5	5. 0265	Paco, Basilio.....	1	. 0827
Manguerra, Gregorio.....	1	. 0825	Paco, Eugenio.....	1	. 0838
Manguerra, Maria.....	10	55. 3685	Padua, Catalina.....	1	7. 8007
Manguerra, Melitón.....	1	. 0898	Padua, Claro.....	1	. 0600
Manguerra, Mercedes.....	2	6. 2785	Pañganiban, Dalmacio.....	1	. 4198
Manguerra, Pablo.....	4	9. 2445	Papag, Agueda.....	1	. 1462
Manguerra, Pascual A.....	1	. 0972	Papag, Dionicio.....	1	. 0593
Manguerra y Capuchino, Ru- fino.....	4	6. 7080	Papag, Florencia.....	1	. 1285
Manguerra, Rufino.....	1	. 1510	Papag, Marcos.....	1	. 0430
Manguerra, Santiago.....	1	. 0843	Papag, Nicasio.....	1	. 1190

Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Santa Rosa estate—Continued.</i>			<i>Santa Rosa estate—Continued.</i>		
Papag, Pablo.....	1	0. 1500	Rivera, Manuela.....	1	0. 1217
Papag, Vicente.....	1	. 0572	Rivera, Nicolás.....	2	12. 6925
Papagayo, Eulogia.....	1	. 4858	Rivera, Oligario.....	1	. 2160
Papagayo, Francisco.....	1	. 0692	Rivera, Ignacia.....	6	24. 8588
Papagayo, Juana.....	1	5. 1540	Rizal, José.....	1	7. 3152
Papagayo, Lucena.....	1	. 2740	Ronquillo, Pantaleon.....	1	. 1555
Papagayo, Segundo.....	4	14. 7060	Roque, Maria.....	1	. 1258
Papagayo, Valeriano.....	2	1. 0628	Rosenberg, Harry.....	23	3, 489. 7022
Parasa, Dionisio.....	1	. 2677	Rumbon, Bernardino.....	1	. 0450
Parasa, Francisca.....	1	. 2068	Saban, Hospicio.....	1	. 1635
Parasa, Valentin.....	1	. 0935	Saban, Leonora.....	1	. 1738
Partera, Isidro.....	1	. 1170	Saban, Pablo.....	1	. 0755
Pasco, Alberto.....	1	. 2410	Salamat, Dominga.....	1	. 0237
Pastilero, Mateo.....	1	. 2497	Salamat, Tomasa.....	1	. 0680
Patag, Joaquin.....	3	5. 0095	Salgado, Fausto.....	1	. 0753
Patapat, Basilio.....	2	. 2178	Salonga, Antonio.....	1	. 1635
Patiam, Bernardino.....	1	. 3180	Salonga, Epifanio.....	3	18. 4815
Patiam, Eugenio.....	1	. 1470	Salonga, Eugenia.....	2	15. 2287
Perez, Martin.....	1	. 3120	Salonga, Felisa.....	3	10. 4870
Perez, Pedro.....	1	. 1862	Salvador, Simeón.....	1	. 1145
Perez, Petra.....	2	. 7050	Santos, Donata de los.....	1	. 1540
Pedagonal, Faustina.....	1	. 1065	Santos, Francisco de los.....	2	3. 4790
Peridico, Maria.....	1	. 1823	Santos, Hermenegildo de los.....	1	. 0445
Perlas, Mariano.....	3	17. 4382	Santos, Santiago de los.....	1	. 1028
Perlas, Mariano, and Angeles, Teodora.....	1	16. 4850	Sarmiento, Estanislao.....	3	. 5200
Perlas, Pablo.....	10	164. 4250	Sarmiento, Felipa.....	1	. 0767
Perlas, Pedro Teafio.....	3	832. 7798	Satsatin, Estanislao.....	1	. 1610
Perlas, Ricardo.....	3	19. 2855	Satsatin, Rafaela.....	1	. 2548
Pulido, Claudio.....	5	18. 8980	Satsatin, Victorio.....	1	. 1395
Pulido, Saturnino.....	1	. 0917	Saua, Monico.....	1	. 3650
Pulido, Sotero.....	1	. 1085	Sauco, Miguel.....	1	. 1047
Quintos, Epifania.....	1	. 0495	Saul, Juan.....	3	7. 0968
Quintos, Julian.....	2	. 7098	Sayao, Pedro.....	3	10. 8565
Quintos, Ignacio.....	1	. 1235	Seles, Felix.....	1	. 1155
Quiñones, Pedro.....	1	. 2872	Serrano, Basilia.....	1	. 1657
Rafael, Apolino.....	1	. 1098	Serrano, Julio.....	2	. 1573
Ramirez, Saturnino.....	1	. 1572	Servo, Agustina.....	1	. 2967
Ramos, Cándida.....	1	. 1975	Servo, Pedro.....	1	. 0805
Ramos, Cipriano.....	1	. 2170	Silva, Adela.....	1	8. 8460
Ramos, Clara.....	1	. 1308	Simon, Melecio.....	1	. 5543
Ramos, Eugenio.....	1	. 1425	Sison, Benito.....	1	. 0622
Ramos, Francisco.....	1	. 1662	Sison, Ignidio.....	1	. 0800
Ramos, Marcelino.....	1	. 0790	Talibsa, Juan.....	1	. 2035
Ramos, Pedro.....	2	. 3788	Tamayo, Florentino.....	1	. 1700
Ramos, Pedro, jr.....	1	. 1247	Tanchico, Mariano.....	1	. 2035
Ramos, Simplicio.....	1	. 1713	Tansiangco, Dolores.....	1	. 1230
Recona, Juan.....	1	. 3695	Tabingco, Francisco.....	1	. 1493
Recona, Roman.....	1	4. 5985	Tapacan, Laureana.....	1	. 2380
Requina, Benigno.....	1	. 1242	Tapangco, Cayetano.....	1	. 2355
Requina, Cornelio.....	1	. 2510	Tapay, Lucia.....	1	. 0730
Reyes, Balbino de los.....	1	. 1593	Tardeo y Catindig, Casimiro.....	1	. 0905
Reyes, Benito de los.....	3	7. 9022	Tardeo, Casimiro Lasaga.....	1	. 0985
Reyes, Deogracias de los.....	1	. 2640	Tatlonghari, Bonifacio.....	1	. 0262
Reyes, Domingo de los.....	3	6. 3773	Tatlonghari, Bonifacio.....	1	6. 1785
Reyes, Eladio de los.....	3	6. 3230	Tatlonghari, Carlota.....	1	. 5145
Reyes, Flaviano.....	1	1. 4627	Tatlonghari, Felix.....	1	. 9115
Reyes, Gregorio Babasanta.....	1	. 1643	Tatlonghari, Felix Barera.....	1	. 0245
Reyes, Gregorio de los.....	1	. 2270	Tatlonghari, Gervacio.....	1	. 0607
Reyes, H. de los.....	1	. 1070	Tatlonghari, Juan.....	1	. 2070
Reyes, Joaquina de los.....	1	. 1597	Tatlonghari, Valeriano.....	1	. 0685
Reyes, Lucio de los.....	1	. 1493	Tatlongmaria, Cipriano.....	1	. 0432
Reyes, Maria.....	3	32. 4847	Tatlongmaria, Eustaquia.....	1	. 1703
Reyes, Martina de los.....	1	. 0633	Tatlongmaria, Macaria.....	1	. 1605
Reyes, Pascual.....	1	. 1397	Tatlongmaria, Marta.....	1	. 3395
Reyes, Policarpio de los.....	1	. 1390	Tatlongmaria, Vicente.....	1	. 1072
Reyes, Rosa de los.....	2	8. 2645	Tayag, Epifanio.....	1	. 1898
Reyes, Timoteo de los.....	1	. 2488	Tenorio, Casimiro.....	1	. 1667
Reyes, Victorina de los.....	3	86. 7992	Tenorio, Diego.....	1	. 2153
Rianzares, Ana B.....	1	14. 2700	Tenorio, Francisca.....	1	. 2612
Rico, Blas.....	1	. 0793	Tenorio, Francisco.....	1	. 2725
Rico, Candido.....	1	. 0860	Tenorio, Luciano.....	1	. 2430
Rico, Catalino.....	1	. 0987	Tenorio, Vicente.....	1	. 2423
Rico, José.....	1	. 0863	Tenorio, Victoriano.....	1	. 5160
Rico, Manuela.....	1	. 1695	Tibay, Calixto.....	1	. 2067
Rico, Francisca.....	1	. 1237	Tibay, Tomás.....	1	. 0673
Rivera, Gavina.....	4	15. 3538	Teopisto, Apolonio.....	1	. 0925
			Tiongco, Ana.....	1	. 1112

*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area in acres.
<i>Santa Rosa estate—Continued.</i>			<i>Tala estate.</i>		
Tiongco, Basilisa.....	3	13.8328	Acuña, Francisco.....	1	5.4100
Tiongco, Celerino.....	3	19.8280	Acuña, Juan.....	1	5.4780
Tiongco, E.....	4	17.8897	Adona, Roman.....	1	37.8375
Tiongco, Felisberto.....	4	34.8445	Alarcon, Martin.....	2	6.8440
Tiongco, Francisca.....	3	31.5313	Alberto, Mariano.....	2	1.3153
Tiongco, Francisco.....	1	4.6207	Alberto, Pantaleona.....	1	.7557
Tiongco, Gregorio.....	4	22.7843	Alpas de la Cruz, Tomas.....	1	2.8333
Tiongco, Honorio.....	3	15.4522	Altiveros, Miguel.....	3	49.3395
Tiongco, Lorenza.....	1	1.2040	Andrés, Claudio San.....	1	2.4665
Tiongco, Lorenzo.....	3	8.5523	Andrés, Juan San.....	2	5.3137
Tiongco, de Zabalia Maria.....	2	16.3722	Andrés, Saturnino San.....	4	14.2370
Tiongco, Mariano.....	1	.1548	Angeles, Casimiro de los.....	1	3.7915
Tiongco, Mercedes.....	1	10.1697	Angeles, Geronimo.....	2	25.2568
Tiongco, Romana.....	3	29.2370	Aquino, Teodora.....	1	13.6517
Torres, Serapia.....	1	.2850	Araneta, Apolinaria.....	1	24.0050
Trinidad, Arcadio.....	1	19.6785	Arias, Florentino.....	2	35.5788
Trinidad, Benita.....	3	9.3553	Atanasio, Anacleto.....	1	.2947
Trinidad, Pedro.....	4	27.9587	Atanasio, Esteban.....	2	11.8480
Urbino, Hilaria.....	1	.3028	Atansio, Pedro.....	1	16.9702
Urbino, Hipolito.....	1	.0985	Austria, Fulgencio.....	1	10.7590
Valdés, Buenaventura.....	1	.4200	Austria, Marcos.....	1	.1880
Valdés, Buenaventura.....	1	.7627	Austria, Mateo.....	5	23.8200
Valenzuela, Andrés.....	1	1.7798	Austria, Rufina.....	1	.5703
Valenzuela, Casimiro.....	1	.5270	Avelino, Laureano.....	1	2.4262
Vallejo, Delfin.....	12	80.0840	Bacao, Tomas.....	3	8.5608
Vallejo, Ponciano.....	5	40.0500	Bailort, Romana.....	7	28.6197
Vasco, Rufina.....	1	.0997	Bartolome, Martin.....	4	35.9920
Vasila, Francisca.....	1	.5940	Baldomero, Pedro.....	1	22.0103
Vejó, Marcos.....	1	.3243	Bargasa, Agapito.....	1	.6685
Velandrez, Hermanegildo.....	1	.0617	Bargasa, Antonio.....	1	5.5555
Velandrez, Lucio.....	1	.0528	Barcibal, Maximo.....	1	9.4225
Velandrez, Maria.....	1	.0625	Bartolome, Fabian.....	1	14.3137
Velarde, Antonia.....	1	.0625	Bautista, Calixto.....	1	15.4788
Velasco, Dionicio.....	3	.6102	Bautista, Mariano.....	2	4.2105
Velasco, Eleuterio.....	5	26.8380	Bautista, Nicolas.....	1	7.9550
Velasco, Juan.....	2	.2795	Bautista, Vincente.....	2	6.7702
Vergara, Bernabé.....	1	.1015	Bautista, Victor.....	6	17.3880
Vergara, Eusebia.....	1	.1930	Belza, Laureano.....	1	6.1040
Vergara, Justina.....	1	.1663	Belza, Laureano.....	1	9.3813
Vergara, Santiago.....	1	.1402	Benedicto, Bernardo.....	1	9.8662
Vicunco, Sixto.....	1	.1293	Bernabe, Andrés.....	4	17.3410
Villadiego, Cornelia.....	2	2.6265	Bernabe, Benito.....	1	1.1423
Villadiego, Tomás.....	1	1.1607	Bernabe, Samuel.....	2	2.6482
Villanueva, Arcadio.....	2	.3355	Bernabe, Marcelino.....	2	6.5345
Villanueva, Isidoro.....	1	.2113	Bernardino, Atanasia.....	2	9.7630
Villanueva, Leonardo.....	1	.1430	Bernardino, Patricio.....	2	7.4335
Virtusio, Basilisa.....	1	4.9552	Bernardino, Rosa.....	1	4.4715
Yambao, Damiana.....	1	.4890	Bernardino, Rufino.....	1	2.6198
Yambao, Emilio.....	1	.0993	Bernardino, Silvestre.....	1	5.2947
Yambao, Teodora.....	1	.0805	Biglangawa, Roberto.....	1	18.4008
Yambao, Gavino.....	1	.0852	Blanco, Dionisio.....	1	6.8323
Yaptinchay, Guido.....	1	4.9565	Bollas, Januario.....	2	11.6015
Yaptinchay, Josefa.....	1	10.4468	Berdador, Eustaquio.....	3	11.7258
Yaptinchay, Maria.....	3	18.2692	Buenaventura, Macaria.....	1	1.0595
Yason, Agapito.....	1	.3948	Buendia, Maria.....	36	1,531.2562
Yason, Maria.....	1	.1360	Calderon, Juan.....	1	.4945
Zamora, Anacleto.....	4	1.5937	Candido, Rufino.....	3	17.3753
Zamora, Cándida.....	1	.1333	Cantillon, Maria.....	1	2.7255
Zamora, Eulogia.....	1	.1285	Carreon, Venancio.....	2	25.3730
Zamora, Florencio.....	1	.0440	Castillo, Anastasio del.....	1	5.3565
Zamora, Maniela.....	1	.1385	Cerdeña, Celestina.....	5	24.7607
Zamora, Simona.....	1	.1045	Cinco, Buenaventura T.....	6	60.9633
Zavalla, Andrés.....	48	302.7585	Clemente, Alejandra.....	2	6.3015
Zavalla, Angel.....	18	129.9122	Clemente, Felix.....	5	32.3247
Zavalla, Clara.....	2	16.6595	Clemente, Juan J.....	2	22.5348
Zavalla, Domingo.....	1	.1090	Clemente, Pedro.....	1	3.7837
Zavalla, Esperanza.....	4	31.4773	Cleofas, Teodoro.....	1	.8933
Zavalla, Felisa.....	3	27.7517	Constantino, Arcadio.....	3	108.0992
Zavalla, Jacinta.....	3	33.0925	Contreras, Ignacio.....	1	10.5235
Zavalla, Maria Tongco.....	2	13.8335	Contreras, Teodoro.....	2	12.7163
Zavalla, Paula.....	3	28.3385	Cruz, Alejandro de la.....	3	14.5945
Zavalla, Pedro.....	3	16.3658	Cruz, Alipio de la.....	1	.9655
Zavalla, Ramón.....	3	19.5462	Cruz, Atanasia de.....	1	.3107
Zavalla, Rosauero.....	3	22.1385	Cruz, Basilio de la.....	4	43.6283
Zavalla, Teodoro.....	2	16.9375	Cruz, Bonifasia de la.....	2	15.1802
1,174 purchasers; 1,992 sales; 10,370.047 acres.			Cruz, Cirilo M.....	1	.3355
			Cruz, Crispulo de la.....	3	5.8575

Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.

Name of purchaser.	Parcels pur-chased.	Area (in acres).	Name of purchaser.	Parcels pur-chased.	Area (in acres).
<i>Tala estate—Continued.</i>			<i>Tala estate—Continued.</i>		
Cruz, Domingo de la.....	4	11.3073	Drucco, José.....	6	298.3356
Cruz, Dantes Domingo de la..	1	14.6575	Dumapi, Cipriano.....	1	1.8427
Cruz, Eduardo de la.....	1	24.6772	Dumapi, Ciriaco.....	1	.5563
Cruz, Esperanza.....	1	.3415	Dumapi, Estanislao.....	4	19.8720
Cruz, Felix de la.....	1	.8660	Dumapi, Hermogina.....	1	1.2627
Cruz, Flaviano de la.....	1	.9388	Dumapi, Policarpo.....	3	5.9005
Cruz, Gabriel de la.....	1	2.4102	Duque, Faustino.....	2	30.8490
Cruz, Graciano de la.....	3	7.5968	Duque, Juana.....	1	3.8558
Cruz, Gregorio de la.....	1	.5390	Duyag, Julian.....	1	.1385
Cruz, Guillermo de la.....	2	2.2852	Enrile, Domingo M.....	18	863.3272
Cruz, Inocencio de la.....	5	41.8593	Epetia, Anacleto.....	1	1.6000
Cruz, José de la.....	1	.3627	Espiritu, Prudencio.....	2	.5480
Cruz, Julian de la.....	1	11.0415	Evangelista, Cristeto.....	1	.5558
Cruz, Julian de la.....	2	5.2168	Evangelista, Eduviges.....	1	9.6622
Cruz, Laureano de la.....	1	2.9295	Evangelista, Santiago.....	1	8.4025
Cruz, Leonardo de la.....	1	.3190	Faustino, Apolinario.....	1	10.0728
Cruz, Lorenzo de la.....	1	2.1137	Faustino, Cornelio.....	2	14.8747
Cruz, Marcos de la.....	1	.5618	Fierre, Basilio de la.....	1	10.8358
Cruz, Mariano de la.....	7	24.4465	Fierre, Marcelino de la.....	1	23.1867
Cruz, Martin de la.....	4	22.3842	Francisco, Catalino.....	1	.7035
Cruz y Geronimo, Martin de la	1	16.1953	Francisco, Fulgencio.....	1	.1608
Cruz, Mateo de la.....	1	.1782	Francisco, Maximiano.....	1	4.1442
Cruz, Maximo de la.....	1	.6668	Francisco, Meliton.....	2	4.2823
Cruz, Nicolas C.....	41	1,956.8980	Francisco, Pablo.....	1	1.6060
Cruz, Pedro de la.....	12	64.8042	Francisco, Patricio.....	1	1.8692
Cruz, Pelagio M.....	4	24.7108	Francisco, Tomas.....	2	8.2288
Cruz, Remigio de la.....	1	.7267	Gabriel, Bonifacia.....	1	1.6765
Cruz, Cerapio de la.....	1	7.4865	Gabriel, Eulogio San.....	1	3.4462
Cruz, Simon de la.....	3	23.4403	Gabriel, Rosa San.....	1	8.1533
Cruz, Sintoroso de la.....	5	9.4732	Gabriel, Vicente San.....	1	6.7870
Cruz, Tomasa de la.....	1	.3875	Gacap, Eulalio.....	1	.4825
Cruz, Vicente de la.....	5	6.4308	Galves, Maximo.....	2	.9137
Cruz, Inocencio de la.....	1	2.6730	Geronimo, Eulalio.....	5	14.0813
Crisostomo, Mariano.....	14	619.2793	Geronimo, Sabina.....	2	4.2935
Cuadra, Lorenzo.....	1	2.7967	Geronimo, Sinforoso.....	1	.6255
Cuadra, Miguella.....	1	14.2198	Gonzales, Alberto.....	1	1.5862
Cuerpo, Patricio.....	4	36.7840	Gonzales, Francisco.....	3	18.8918
Dael, Francisca.....	3	15.6540	Gonzales, Francisco.....	2	19.7575
Daez, Adriano.....	3	42.3837	Gonzales, Policarpo.....	3	11.5730
Daez, Dionisio.....	2	6.5548	Gonzales, Teodoro.....	2	8.7125
Daez, Juan.....	3	5.2062	Guasing, Enoc.....	5	188.7025
Daez, Mariano.....	1	19.0828	Guia, Manuel de.....	2	61.9160
Deaz, Píoquinta.....	1	2.7195	Guzman, Andrés de.....	1	.6182
Dalag, Calizto.....	1	3.6615	Guzman, Ciriaco de.....	1	.3943
Dantes, Marciano.....	1	12.5967	Guzman, Geronimo de.....	2	13.3265
Dapilosa, Simeon.....	2	13.4110	Guzman, Hermogina de.....	2	7.3170
Darilag, Vicente.....	1	13.8108	Guzman, Melecio de.....	2	2.1710
Deato, Arcadio.....	1	35.1325	Hernandez, Melecio.....	1	2.9380
Deato, Francisco.....	2	25.8850	Ignacio, Lucio.....	4	186.6875
Deato, Gabriel.....	3	32.1332	Jesús, Augustin de.....	2	9.4332
Deato, Pascual.....	6	61.4600	Jesús, Alberto de.....	1	9.5205
Decena, José.....	1	8.5845	Jesús, Andrés de.....	3	17.0788
Decena, Pascual.....	1	5.8973	Jesús, Basilia de.....	1	6.1525
Delica, Juana.....	1	.1392	Jesús, Juan de.....	1	5.3522
Delosmo, Juana.....	1	6.7608	Jesús, Maria de.....	1	10.9363
Devera, Severino.....	6	43.0827	Jesús, Mariano de.....	2	18.9855
Devera, Vicente.....	3	20.1310	Jesús, Rosa de.....	1	4.2787
Diaz, Adriano.....	4	103.9083	José, Aquilina.....	1	13.2330
Diaz, Julian.....	1	.1762	José, Barbara.....	1	6.6295
Diegro, Emiliano San.....	2	3.9793	José, Crispino.....	1	.9568
Diego, Juan San.....	1	8.2757	José, Florencia.....	3*	11.3630
Diego, Laureano San.....	1	17.0695	José, Juan San.....	1	.4065
Diego, Luciano San.....	1	.3273	José, Remigio.....	1	2.7735
Diego, Mariano San.....	1	2.3932	Juan, Andrés.....	4	7.7042
Diego, Severo San.....	1	2.8400	Juan, Candido.....	2	7.2785
Dila, Baldomero.....	2	9.2345	Juan, Epifanio.....	2	11.4698
Diman, Aguida.....	1	12.4050	Juan, Eulalio.....	2	9.8082
Diman, Cornelia.....	1	4.1345	Juan, Francisco.....	1	14.9578
Divino, Rufino.....	1	9.1228	Juan, Lorenzo.....	1	11.2395
Dolorito, Francisco.....	4	38.8560	Juan, Macario.....	1	6.7257
Domingo, Ambrosio.....	4	7.5885	Laribo, Baleriano.....	1	1.0985
Domingo, Avelino.....	6	11.4412	Lazaro, Eusebia.....	1	2.0580
Domingo, Escolastico.....	2	15.1638	Lazaro, Pedro.....	1	8.7483
Domingo, Juana.....	1	.3935	Leal, Sotero.....	1	50.9235
Domingo, Mariano.....	1	12.6635	Leon, Eusebio de.....	1	1.7520
Domingo, Pedro.....	2	2.2598	Leon, Hilario de.....	2	1.6745
Domingo, Petronilo.....	5	40.6772	Lorenzo, Felipe.....	6	18.4772



*Complete list of purchasers of friar lands, to include the 31st day of July, 1910, showing the estates upon which the land is situated, etc.—Continued.*

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Tala estate—Continued.</i>			<i>Tala estate—Continued.</i>		
Lucindo, Pablo.....	6	10.3925	Rivera, Maximino.....	2	9.9632
Luis, Braulio.....	1	.9863	Rivera, Severino.....	1	15.6323
Luis, Faustino.....	1	.5665	Roberto, Francisca.....	1	1.7242
Luzada, Antonia.....	1	7.2195	Roque, Agustín San.....	1	9.7485
Luzada, María.....	1	17.8880	Roque, Pelagia.....	1	.3250
Luzada, Martín.....	1	10.4667	Roque, Sinfoloso.....	2	2.7823
Luzada, Victoriano.....	3	25.3835	Rueda, Domingo de.....	2	5.4340
Manalo, Santiago.....	6	48.1585	Salazar, Feliciano.....	1	6.2437
Manalo, Vicente.....	2	6.6020	Salome, Raymunda.....	1	7.7593
Martín, Aniceto.....	2	23.8758	Salvador, Clemencia.....	1	.7505
Martín, Félix.....	2	11.6857	Salvador, Francisca.....	1	.2932
Martín, María.....	1	2.0798	Salvador, Romana.....	1	.6163
Martín, Mariano.....	2	8.8822	Samonte, Prudencio.....	1	17.7877
Matías, Bernardino.....	1	.2018	Sanchez, Emilio.....	1	.5218
Matías, Fernando.....	2	15.3997	Santiago, Damaso.....	1	.1882
Matías, Juan.....	5	8.5305	Santiago, Faustino.....	1	.9360
Mauricio, Gregorio.....	3	9.0455	Santiago, Mariano.....	1	9.3300
Mauricio, Merced.....	1	14.2470	Santiago Nemecio Delfín.....	1	20.0753
Mendiola, Francisco.....	1	.8303	Santiago, Roque.....	1	1.5060
Merced, Francisco.....	3	18.9067	Santiago, Saturnino.....	1	2.7365
Mendoza, Eugenio.....	1	18.9238	Santiago, Tomas.....	2	7.0807
Mendoza, Eugenio.....	6	56.7082	Santillan, Gregorio.....	12	749.9750
Mendoza, Francisco.....	4	25.1408	Santos, Ambrocio.....	1	22.8475
Mendoza, Martina.....	1	.1080	Santos, Barbara de los.....	1	5.2903
Mendoza, Maximo.....	3	16.4760	Santos, Basilio de los.....	1	8.7095
Mendoza, Rufino.....	2	2.7157	Santos, Bernardino de los.....	4	33.8962
Mendoza, Simona.....	1	.1433	Santos, Cuálberto.....	1	12.8878
Mendoza, Victor.....	6	40.7412	Santos, María de los.....	4	22.7607
Miranda, Patricia.....	1	5.0833	Santos, María de los.....	2	19.6535
Mojica, Andrés.....	1	18.1607	Santos, Pablo de los.....	3	7.0578
Mojica, Ciriaeo.....	1	13.6868	Serrano, Anastacio.....	1	.9430
Mojica, Gregorio.....	1	1.3305	Serrano, Bernabe.....	7	16.7132
Mojica, Margarita.....	1	.1372	Serrano, Julian.....	3	41.9535
Mojica, Paulino.....	1	2.5815	Serrano, Marcelo.....	2	5.1378
Molina, Petra.....	2	8.2175	Serrano, Narciso.....	3	4.3980
Olaes, Domingo.....	1	.2900	Serrano, Restituto.....	1	.6772
Orbe, Pedro.....	1	4.7328	Simon, Evaristo.....	3	9.4315
Pablo, Florentino San.....	2	15.5877	Soriano, Agapito.....	2	7.7040
Pacheco, Juan.....	2	22.5235	Soriano, Canuto.....	3	14.6358
Pacheco, Teodoro.....	1	2.5090	Soriano, Juliana.....	2	21.6117
Pacheco, Valeriano.....	1	7.9200	Susano, Roberto.....	4	10.1730
Pascual, Bonifacio.....	1	1.2320	Susano, Tomas A.....	2	.4305
Pascual, Nicholas.....	1	10.7635	Susano, Victoriana.....	2	5.8930
Pascual, Vicente.....	1	1.0893	Tanbunong, Catalina.....	3	37.8250
Pilongo, Filomena.....	3	26.8115	Tolentino, Andres.....	1	2.3643
Ponciano, Leopoldo.....	3	73.3905	Tolentino, Eusebio.....	2	5.2515
Porciuncula, Trinidad.....	1	10.8625	Tolentino, Inocencio.....	3	10.6807
Punzalan, Sinfarosa.....	1	19.9632	Trinidad, Angel.....	1	8.6823
Ramirez, Celestino.....	1	14.4100	Trinidad, Benito.....	1	10.6195
Ramirez, Doroteo.....	2	10.0528	Trinidad, Jacoba.....	2	5.0917
Ramirez, Gregorio.....	1	8.3772	Trinidad, Silvino.....	1	3.6735
Ramirez, Jacinto.....	1	.9935	Valenzuela, Ancelmo.....	6	44.3925
Ramirez, Juan.....	1	4.2365	Valenzuela, Avelino.....	2	8.7788
Ramirez, Justino.....	1	.4243	Valenzuela, Crispiniano A.....	3	27.8360
Ramirez, Mauricio.....	1	.4862	Valenzuela, Emilio.....	1	20.7927
Ramirez, Paulina.....	1	6.0100	Valenzuela, Felisa D.....	1	8.5158
Ramos, Felix.....	1	5.5620	Valenzuela, Francisco D.....	2	33.8635
Ramos de la Cruz, Gregorio.....	12	749.8863	Valenzuela, Pio.....	1	3.3675
Resurreccion, Arcadio.....	13	569.1705	Valenzuela, Rufino D.....	4	39.4790
Reyes, Fortunato.....	1	.5205	Villanueva, Benedicto.....	2	3.7842
Reyes, José de los.....	1	.1635	Wenceslao, Julian.....	3	83.8375
Reyes, Modesto de los.....	1	.8927	Zacarias, Claro.....	1	3.2988
Reyes, Roberto.....	1	1.4508	Zuñiga, Catalina.....	1	21.0225
Rivera, Eulalio.....	3	7.6035	Zuñiga, Gertrudes.....	2	25.9492
Rivera, Evarista.....	1	5.9207	Zuñiga, Placido.....	2	15.5718
Rivera, Flaviano.....	5	27.6330	Zuñiga, Raymundo.....	1	22.8402
Rivera, Irineo.....	1	9.3405	Zuñiga, Roberto.....	1	17.0098
Rivera, Juan.....	1	4.3960	367 purchasers; 838 sales;		
Rivera, Mariano.....	1	4.2498	12,050.7366 acres.		



*An additional list of purchases of friar lands, to cover the inclusive dates August 1 to September 30, 1910, showing the estates upon which the land is situated, etc —Cont'd.*

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Piedad (August)—Continued.</i>			<i>Piedad (August)—Continued.</i>		
Bernardino, Andres.....	1	11.6478	Dumapi, Ambrosio.....	1	0.5482
Bernardino, Blas (1).....	1	25.2162	Dumapi, Francisco.....	1	1.1168
Bernardino, Blas (2).....	2	24.7793	Duyag, Felipe.....	1	5.2997
Bernardino, Casmira.....	1	2.2802	Espiritu, Valentin.....	2	2.0000
Bernardino, Eustaquio.....	2	11.3528	Eugenio, Brigido.....	1	13.1805
Bernardino, Hermogenes.....	1	8.6177	Eugenio, Elias.....	3	19.6298
Biglang-ana, Julian.....	6	12.8750	Eugenio, Moises.....	2	17.0660
Buenaventura, Jorge.....	1	1.3505	Evangelista, Hermogenes.....	3	25.4567
Buenaventura, Mariano.....	1	.3173	Felix, Nazario.....	1	6.3835
Bustamente, Tomas.....	1	2.1770	Fernando, Agustin.....	2	10.7375
Cadeng, Martin.....	2	12.3407	Figueroa, Antonio.....	2	11.7358
Caguindagan, Alejandro.....	1	.3383	Francia, Cipriano.....	2	62.5437
Caguindagan, Anacleto.....	1	.4012	Francisco, Bartola.....	1	.3470
Caguindagan, Pedro.....	1	.4598	Francisco, Basilio (1).....	1	1.8633
Cainga, Doroteo.....	1	2.8430	Francisco, Basilio (2).....	1	6.9912
Capistrano, Juan.....	2	9.2990	Francisco, Catalina.....	5	48.6863
Capistrano, Oliva.....	1	1.5645	Francisco, Damaso Cercado.....	1	18.5870
Carlos, Fausto.....	3	77.2352	Francisco, Gregorio.....	5	38.9945
Carreon, Leon.....	2	16.9350	Francisco, Mamerto.....	3	20.2242
Carreon, Pedro.....	1	18.8013	Francisco, Pedro.....	1	1.7460
Carreon, Teodoro.....	7	61.9285	Francisco, Segundo.....	1	.3130
Carreon, Venancio.....	3	10.8372	Galgana, Sotero.....	1	4.4145
Castro, Felix.....	1	1.5795	Galicia, Tomas.....	1	12.8468
Cipriano, Alejandro.....	1	10.6763	Galvez, Macario.....	1	.1452
Clemeña, Nemecio.....	1	127.5310	Galvez, Roberto.....	3	20.6255
Cleofas, Agapito.....	1	3.7795	Garcia, Lucio.....	1	.3332
Cleofas, Apalinario.....	2	7.5375	Gonzales, Esteban.....	3	10.1980
Cleofas, Estanislao (1).....	1	.8312	Gonzales, Hipolito.....	1	.4820
Cleofas, Estanislao (2).....	2	3.2690	Gonzales, Lorenza.....	1	.4202
Cleofas, Faustino.....	1	53.8160	Gonzales, Teodora.....	1	2.1140
Cleofas, German.....	1	1.2838	Gonzales, Tomas.....	1	14.6583
Cleofas, Graciano.....	2	5.7590	Guia, Manuel de.....	2	37.9317
Cleofas, Ignacio.....	2	.1705	Guzman, Ignacio de.....	2	13.4123
Cleofas, Leon.....	2	11.8687	Hanule, Benjamin.....	1	5.6787
Cleofas, Mamerta.....	1	12.5415	Hanule, Luis Pedro.....	1	1.0570
Cleofas, Maria.....	1	1.2498	Hanule, Magdaleno P.....	1	10.0165
Cleofas, Pedro.....	2	4.1397	Hapitinga, Cornelio.....	1	4.3368
Cleofas, Santiago.....	1	1.4465	Hermenegildo, Domingo.....	1	.3040
Cleofas, Victoriana.....	1	.2168	Hermenegildo, Florentina.....	1	.2230
Constantino, Eulogio.....	1	7.3272	Hermenegildo, Jacinto.....	1	5.6312
Constantino, Fortunato.....	2	10.5890	Herrera, Eustaquio.....	1	7.3323
Constantino, Laureano.....	1	5.0638	Herrera, Leon.....	2	4.7527
Constantino, Narciso.....	2	4.9292	Herrera, Natalio.....	1	1.5935
Constantino, Tiburcio.....	1	5.4575	Herrera, Pascual.....	1	1.4330
Crisostomo, Mariano.....	6	421.0355	Ibañez, Francisco.....	1	.8495
Crucidad, Clara de la.....	2	9.6228	Ibañez, José.....	1	.3120
Cruz, Alfonso de la.....	3	4.7785	Ignacio, Adriana.....	2	11.5235
Cruz, Antonio de la.....	2	1.8415	Ignacio, Lucio.....	1	.4100
Cruz, Benita de la.....	1	12.6087	Ignacio y Maglupay Pedro.....	1	7.9058
Cruz, Gaudilia de la.....	1	.2545	Infante, Julian.....	1	.4447
Cruz, Cornelio de la (1).....	1	12.4255	Javier, Ignacio.....	2	19.3333
Cruz, Cornelio de la (2).....	1	11.9395	Jesus, Ceterina de.....	1	8.4835
Cruz, Dantes, Eduardo de.....	3	31.6120	José, Hugo San.....	1	3.3165
Cruz, Eliseo de la.....	1	.3578	José, Pablo San.....	1	1.1120
Cruz, Esteban de la.....	1	3.7430	Josef, Cayetano.....	1	4.9170
Cruz, Euclida de la.....	2	.9555	Labingisa, Petronilo.....	1	.7882
Cruz, Jose de la.....	2	9.0497	Labingisa, Segundo.....	2	5.5833
Cruz, Juliana de la (1).....	1	.6620	Labosdeo, Crispina.....	1	.4652
Cruz, Juliana de la (2).....	1	6.4570	Labosdeo, Estanislao.....	1	.7450
Cruz, Lazaro de la.....	1	1.0098	Lacedem, Agripino.....	2	16.0283
Cruz, Macario de la.....	3	4.7937	Lanuza, Juliana.....	1	11.6395
Cruz, Sabina de la.....	1	1.6878	Lazaro, Ciriaco.....	3	31.1257
Cruz, Simplicio de la.....	1	3.8480	Lazaro, Cornelio.....	2	2.5190
Cruz, Victoria de la.....	3	29.3777	Lazaro, Perfecto.....	1	16.2670
Cuadra, Opolonio.....	1	.5110	Lazaro, Petronia.....	2	52.0535
Cuadra, Canuto.....	1	6.5930	Leon, Feliciano de.....	4	27.1620
Cuadra, Genoria.....	1	15.5868	Leon, Hilario de.....	1	4.5213
Dagala, Bernardo.....	1	62.5387	Litanag, Filomena.....	1	5.5862
Dagon, Segundo.....	1	5.4810	Lopez, Francisco.....	3	12.4708
Dancel, Silvestre.....	1	.4068	Macabagdal, Bruna.....	1	27.4022
Darupa, Gregorio.....	1	6.2115	Macabagdal, Flaviana.....	1	14.6380
Dayego, Gregorio.....	1	14.8457	Macabagdal, Gregorio.....	4	27.4060
Dayego, Pedro.....	1	8.1928	Macabagdal, Icasiana.....	1	2.1548
Diego, Benedicto San.....	1	37.7170	Macabagdal, Valentin.....	1	6.9642
Diego, Lucio San.....	2	6.8597	Mageaas, Saturnino.....	1	5.3023
Diego, Severo San.....	2	10.3870	Maquinquin, Mariano.....	1	6.3227
Dizon, Maxima.....	1	4.9383	Marcelo, Antonio.....	1	.8018
Drucco, Escolastico.....	1	8.4020	Marcos, Damiana.....	3	24.6167



*An additional list of purchases of friar lands, to cover the inclusive dates August 1 to September 30, 1910, showing the estates upon which the land is situated, etc.—Cont'd.*

Name of purchaser.	Parcels purchased.	Area (in acres).	Name of purchaser.	Parcels purchased.	Area (in acres).
<i>Piedad (September)—Con.</i>			<i>S. F. de matabon (Sept.)—Con.</i>		
Sevilla, Mariano.....	2	5.2665	Rosario, Maria del.....	1	0.2350
Tolentino, Sebastian.....	1	2.4735	Sarsarin, Francisco.....	2	11.4753
40 purchasers; 55 sales; 454.1540 acres.			Sarsarin, Leoncia.....	1	3.5932
<i>S. F. de Malabon (September).</i>			Torres, Francisco.....	4	17.7210
Abeledo, Juan.....	1	.0365	Saguilayan, Agaton.....	1	6.2145
Aquino, Dolores.....	1	.0613	Velazco, Catalino.....	1	9.4748
Arnaldo, Catalina.....	1	26.8995	Virata, Anselmo.....	1	9.3580
Blanca, Lucas.....	1	4.6077	26 purchasers; 30 sales; 146.8683 acres.		
Bumataya, Catalina.....	1	2.3823	<i>Tala (August).</i>		
Camaniag, Francisca.....	1	.1910	Biglangana, Lucio.....	1	.2480
Castro, Baldomera.....	1	.2007	Carpenter, F. W.....	11	58.6163
Cuello, Ambrosio.....	1	.0190	Valenzuela, Pio.....	1	7.6805
Guzman, Nicolas de.....	1	19.0003	3 purchasers; 13 sales; 66.5448 acres.		
Legaspi, Isabelo.....	1	.0760	<i>Tala (September).</i>		
Madlangbayan, Justo.....	1	7.5410	Deato, Gabriel.....	1	6.3612
Morabe, Cosme.....	1	.1665	Deato, Pascual.....	1	16.3008
Municipality of S. F. de Malabon.....	1	.3327	Pascual, Nicolas.....	1	4.4045
Ocampo, Antonio.....	1	.0875	Salvador, Francisca.....	1	.4217
Palma, Honorata.....	1	10.3310	4 purchasers; 4 sales; 27.4882 acres.		
Pareja, Leondegario.....	1	.0245			
Rea, Gregorio de la.....	1	.2490			
Rea, Juan de la.....	1	.6600			
Rosario, Hilario del.....	1	15.9300			

*Consolidated statement of all friar-lands sales to include September 30, 1910, showing totals of purchasers and parcels sold, and the total area, in acres, sold on each estate.*

Estate.	Purchasers.	Parcels sold.	Area (in acres).
Banlad.....	468	749	1,263.7095
Binagbag.....	42	49	27.9523
Bifian.....	1,648	2,828	6,626.8388
Calamba.....	1	1	1.4740
Dampol.....	293	347	1,829.4415
Guiguinto.....	415	681	2,314.6627
Isabela.....	40	93	148.7113
Lolomboy.....	1	1	4.1020
Malinta.....	780	1,311	7,802.6090
Muntinlupa.....	482	1,262	4,550.3610
Naic.....	1,050	1,884	8,671.1375
Orion.....	344	600	2,079.0730
Piedad.....	344	530	4,531.0020
San Francisco de Malabon.....	1,389	2,782	13,437.0839
San Jose.....	1	2	56,212.0375
San Marcos.....	1	1	218.3223
Santa Rosa.....	1,174	1,992	10,370.0437
Tala.....	374	855	12,144.7696
Total.....	8,847	15,968	132,233.3316
Reported by cable Dec. 13, 1910:			
October sales.....		1,737	4,457.5000
November sales.....		1,223	12,722.5000
Total.....		18,928	149,413.3316

The CHAIRMAN. In this statement the public lands and the friar lands seem to be separately given?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. When a purchase of friar lands is made, who is the first official to whom application would in the ordinary course of events be made?

Mr. SLEEPER. The agent on the estate.

The CHAIRMAN. The agent in charge of the friar estate?

Mr. SLEEPER. Yes, sir; or group of estates, as the case may be.

The CHAIRMAN. Then what would be the next proceeding?

Mr. SLEEPER. It would be sent to my office in Manila.

The CHAIRMAN. You would be the first public official to receive it?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. The first one I observe as involving over 16 hectares in amount was sold to Leoncio Albuero, one parcel of 94.4 acres. Have you any recollection of how you came to sell him 94 acres? This is reduced from hectares to acres.

Mr. SLEEPER. That is the parcel of land he was occupying, probably, at the date it was purchased.

The CHAIRMAN. This statement does not seem to give the dates of the sales. Are you able to insert the dates?

Mr. SLEEPER. On those sales?

The CHAIRMAN. Yes.

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. Will you insert these dates for us before we put this in the record?

Mr. SLEEPER. If I can find clerical force sufficient to do it. There are some 15,000 sales.

The CHAIRMAN. You stated your recollection is, relative to this 94.4 acres sold to Leoncio Albuero, that this land was occupied by him as a tenant prior to the sale.

Mr. SLEEPER. May I ask what estate that is on?

The CHAIRMAN. It is on the Banilad estate.

Mr. SLEEPER. The probabilities are he had been occupying that land for many years.

The CHAIRMAN. These seem to be in small amounts, mostly. The next one exceeding 16 hectares, or 40 acres, is a sale to Victoria Rallos, on the same estate, of six parcels, aggregating 63.9 acres. Have you any recollection as to that?

Mr. SLEEPER. Only a general recollection as to these sales. But on that estate nearly all of the purchasers were former tenants, not only of the Government, but of the friars.

The CHAIRMAN. I see a number of sales here slightly exceeding 40 acres. It is not necessary to take up the time with their enumeration, as this statement will go in the record anyway.

I find a sale on the Binan estate, in this list, to Frank J. Ferguson of 11 parcels, aggregating 325 acres. Have you any recollection as to how Mr. Ferguson came to receive that many acres?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. You say you have?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. How did it occur?

Mr. SLEEPER. Mr. Ferguson was an American looking around for a piece of land to settle on. The agent found he was looking around

in that country and went after him and asked him if he did not want to buy some friar lands.

The CHAIRMAN. You mean, then, he was not a prior tenant?

Mr. SLEEPER. No, sir.

The CHAIRMAN. Can you say whether the 11 parcels were contiguous?

Mr. SLEEPER. I can not. I have plans that will give that, however.

The CHAIRMAN. On the Dampol estate I find a sale to Manuel Casal of 319 acres. Do you recall anything about that?

Mr. SLEEPER. I am sure that party was a former tenant. That entire estate has been sold to former tenants.

The CHAIRMAN. In these cases where former tenants acquired tracts, some of them in excess of 40 acres, did they receive just the lands they had been occupying as tenants?

Mr. SLEEPER. Exactly; or, at least, if they desired to purchase.

The CHAIRMAN. I mean did that include lands outside of what they had been occupying as tenants?

Mr. SLEEPER. As a rule not.

The CHAIRMAN. Does this statement give also the leases?

Mr. SLEEPER. I think that deals only with sales.

Mr. DOUGLAS. I have here in what purports to be a letter from the Secretary of War a statement from the land records of all the sales and then all of the leases. You will find it right there.

The CHAIRMAN. Was that statement prepared by you, which the Secretary of War furnished?

Mr. SLEEPER. I do not know. I do not remember ever seeing it.

Mr. GARRETT. It is House Document No. 963, is it not?

Mr. DOUGLAS. Yes. It contained first a list of sales and then a list of pieces of more than 16 hectares.

The CHAIRMAN. In the Muntinlupa estate I find a sale to Estanislao Espeleta of 100 acres. Have you any recollection as to that?

Mr. SLEEPER. I do not think he was a former tenant at all.

The CHAIRMAN. Was he an American or Filipino?

Mr. SLEEPER. I think he is a Filipino, by his name.

The CHAIRMAN. On the Naic estate there is a sale to Charles Beelar of 206 acres. Is he an American or native Filipino?

Mr. SLEEPER. I think he is an American; what we call a half-breed.

The CHAIRMAN. On the same estate I find a sale to Cristobal Bustamante of 338 acres. Is he a Filipino or an American?

Mr. SLEEPER. He is a Filipino.

The CHAIRMAN. Does this paper include all the estates?

Mr. SLEEPER. It should include all the estates that have been offered for sale.

The CHAIRMAN. I mean in which there have been sales made.

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. I have not yet been able to find the San Jose estate here at all. Here is a sale made on the Santa Rosa estate to Pedro Teano Perlas, of 832 acres. Is he an American or a Filipino?

Mr. SLEEPER. He is a Filipino. He formerly occupied a larger area than that under the Spanish administration.

The CHAIRMAN. Here is Harry Rosenberg, to whom a sale was made in this same Santa Rosa estate, of 3,489 acres. Is he an American or Filipino?

Mr. SLEEPER. He is an American.

The CHAIRMAN. On the Tala estate I find a sale to Nicolas C. Cruz of 1,956 acres. Is he an American or Filipino?

Mr. SLEEPER. A Filipino.

The CHAIRMAN. In the same estate I find a sale of 108 acres to Arcadio Constantino. Is he an American or Filipino?

Mr. SLEEPER. A Filipino.

The CHAIRMAN. To Mariano Crisostomo. Is he an American or Filipino?

Mr. SLEEPER. A Filipino.

The CHAIRMAN. I suppose most of these hard names are names of Filipinos. I do not find the San Jose estate here at all. Will you see if you can find the San Jose estate in this [handing statement to witness].

In the meantime, I find here on the 7th of June we passed a resolution calling on the Secretary of War to furnish us from the record of his office data setting forth in detail the sale of estates or parts thereof referred to, with the number of acres involved, and so forth, and the reply seemed to contain a record by months, beginning with the quarter ending June 30, 1905. Can you state when you began to sell friar lands—when the first sale was made?

Mr. SLEEPER. I think in 1908 the first sales were made on the Dampol estate.

The CHAIRMAN. I would suggest we might put in the record at this point this portion of the report of the Secretary of War in response to that resolution. His letter of reply is dated June 7, 1910, and is House Document No. 957. We might put the whole thing in, but the figures I want especially to get in to show these sales with dates and so forth, beginning on page 11.

Mr. PARSONS. Those are the quarterly reports?

The CHAIRMAN. Yes. If there is no objection, we will put that part of the Secretary's reply in this record at this point.

Mr. PARSONS. They do not show to whom they were sold?

The CHAIRMAN. No.

Mr. PARSONS. Whereas in Document No. 963 we have a list of all friar land sales and leases, and public land sales and leases of more than 16 hectares to one person.

The CHAIRMAN. It does not give the dates and names?

Mr. PARSONS. No; it gives the names, but not the dates.

The CHAIRMAN. Well, we will put those all in.

(The papers referred to are in the words and figures following, to wit:)



L E T T E R  
FROM  
THE SECRETARY OF WAR,

TRANSMITTING,

IN RESPONSE TO A RESOLUTION OF THE HOUSE OF REPRESENTATIVES, CERTAIN DOCUMENTS RELATING TO THE SALE OF THE FRIAR LANDS IN THE PHILIPPINES.

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JUNE 10, 1910.—Referred to the Committee on Insular Affairs and ordered to be printed.

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WAR DEPARTMENT,  
*Washington, June 7, 1910.*

MR. SPEAKER: I beg to acknowledge the receipt of the following resolution of the House of Representatives:

*Resolved*, That the Secretary of War be, and he is hereby, directed to furnish to the House of Representatives, if not incompatible with the public interest, complete and true copies of all reports, documents, letters, cablegrams, telegrams, memoranda, or other data, contained among the records of his office, or in the files thereof, showing or tending to show, or to throw any light upon the sale or leasing or granting of options upon all or any of the so-called friar lands in the Philippine Islands, including all letters, opinions, requests for opinions, information or data received from any intending purchaser or purchasers, lessor or lessors, or his or their counsel or agents, and copies of all replies thereto, and of all opinions given by the Secretary of War or anyone in his department in relation to the friar lands, setting forth in each instance in detail the particular estate or estates, or parts thereof, referred to, and the number of acres involved, and all letters, cablegrams, telegrams or reports to or from any officer, agent, or attorney of the Philippine government in relation to the sale, leasing, or optioning of all or any of said friar lands. Also, if such information shall be within his possession or ascertainable from the files or records of his office, a statement showing in detail the name of the estate, or a general description of each tract or parcel of friar lands heretofore purchased by the Philippine government, the number of acres included therein and the amount paid therefor, together with a statement showing whether all or any portion of said so-called friar estate or tract has been sold or leased or placed

under option by the Philippine government, and stating in each instance the name and address of the purchaser or lessor, the number of acres involved and the price paid or to be paid therefor, either in purchase thereof, or as rental: *Provided*, That in his response hereto, it shall not be necessary for the Secretary of War to furnish copies of any letters, opinions, cablegrams, telegrams, documents or data already furnished by him in response to resolutions heretofore adopted by the House of Representatives.

In compliance with this resolution I have the honor herewith to transmit documents, letters, cablegrams, telegrams, and memoranda as shown by the attached list. The originals of many of these are transmitted, inasmuch as it would involve considerable delay in their transmittal to copy them with the limited available clerical force.

The printed reports of Philippine officials may be found in the annual reports of the Philippine Commission, published each year as a part of the annual report of the War Department. For convenient reference, however, attention is respectfully invited in this connection to the attached list which will indicate the portions of the reports that appear to be pertinent.

There are also included several more or less complete memoranda, which were prepared for office use in the Bureau of Insular Affairs as the various questions with reference to the friar lands have arisen. They are all included, but, as will be observed, some of them never were signed.

No paper called for is withheld because its transmittal might be regarded as incompatible with public interest.

I have, notwithstanding the proviso of the resolution, included for convenient reference such papers heretofore furnished in response to previous resolutions of the House of Representatives as are covered by the body of the resolution.

Very respectfully,

J. M. DICKINSON,  
*Secretary of War.*

THE SPEAKER OF THE HOUSE OF REPRESENTATIVES.

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*List of documents, letters, etc., transmitted with letter of the Secretary of War to the Speaker of the House of Representatives June 3, 1910.*

[References to House documents are to those of the Sixty-first Congress, second session, unless otherwise stated.]

**Inclosures Nos.**

1. Act No. 1120 of the Philippine Commission, enacted April 26, 1904. (See p. 5, pt. 3, H. Doc. 894.)
2. Report on friar lands for quarter ending June 30, 1905. (Original.)
3. Report for month of July, 1905. (Original.)
- 4-8. Reports for months of August, September, quarter ending September 30, October, November, 1905. (Originals.)
- 9-25. Reports for January, February, June, July, August, September, quarter ending September 30, October, November, December, 1906. (Originals.)
- 26-36. Reports for January, March, June, July, September, October, 1907. (Originals.)
- 37, 38, 39. Acts 1705, 1736, and 1749 of the Philippine Commission.
- 40-44. Reports for quarters ending June 30 and September 30, 1908. (Originals.)
45. Extract from letter Dean C. Worcester, inclosing statement to October 1, 1906.

## Inclosures Nos.

46. Statement. (Original.)
47. Copy of letter, March 19, 1907, from General Edwards to director of lands.
48. Copy of Captain Sleeper's answer of April 25, 1907.
49. Extract from special report of Secretary Taft. (S. Doc. 200, 60th Cong., 1st sess.)
50. Act No. 1847, Philippine Islands legislature. (See p. 11, pt. 3, H. Doc. No. 894.)
51. General Edwards's letter of May 16, 1908, to the governor-general of the Philippine Islands. (Original press copy with copy of indorsements.)
52. Captain Sleeper's third indorsement on letter of May 16, 1908.
- 53-80. Blueprints of plans of Santa Rosa estate. (Originals.)
81. Description of lots, Santa Rosa estate, blueprints. (Originals.)
82. Captain Sleeper's letter of August 6, 1909. (Original.)
83. Statement. (Original.)
84. Act 1933 of Philippine legislature. (See p. 10, pt. 3, H. Doc. 894.)
85. Copy of letter of September 4, 1909, to John H. Hammond, and inclosures. (See p. 2, H. Doc. 916.)
86. Copy of letter of September 7, 1909, from John H. Hammond. (See p. 3, H. Doc. 916.)
87. Chief surveyor's memorandum. (Original.)
88. Copy of General Edwards's letter of September 27, 1909. (See H. Doc. 918, 61st Cong., 2d sess.)
89. Copy of cablegram from governor-general October 22, 1909. (See p. 5, H. Rept. 1015, present session.)
90. Copy of cablegram sent to governor-general October 22, 1909. (See p. 5, H. Rept. 1015.)
91. Copy of letter of October 22, 1909, to John H. Hammond. (See p. 7, H. Rept. 1015.)
92. Copy of letter of October 23, 1909, from John H. Hammond. (See p. 7, H. Rept. 1015.)
93. Copy of cablegram sent to governor-general November 23, 1909. (See p. 5, H. Rept. 1015.)
94. Copy of cablegram from governor-general November 29, 1909. (See p. 2, pt. 3, H. Doc. 894, and p. 6, H. Rept. 1015.)
95. Copy of letter to the President, December 2, 1909.
96. Copy of letter from the President to the Secretary of War.
97. Copy of letter of Assistant Secretary of War to the Attorney-General. (See p. 2, pt. 3, H. Doc. 894.)
98. Copy of memorandum of Mr. de Gersdorff. (See p. 3, part 3, H. Doc. 894, and p. 15, H. Rept. 1015.)
99. Copy of cablegram to the governor-general, December 4, 1909. (See p. 6, H. Rept. 1015.)
100. Copy of telegram to Mr. de Gersdorff, December 4, 1909.
101. Copy of letter of December 8, 1909, from Attorney-General.
102. Copy of letter from Dean C. Worcester, secretary of the interior, October 21, 1909. (See p. 6, H. Rept. 1015.)
103. Opinion of Attorney-General. (See p. 2, H. Doc. 911.)
104. Copy of cablegram sent to governor-general December 22, 1909. (See p. 7, H. Rept. 1015.)
105. Copy of letter sent to governor-general December 22, 1909.
106. Copy of telegram to Mr. de Gersdorff, December 22, 1909.
107. Copy of letter to Mr. de Gersdorff, December 22, 1909.
108. Copy of opinion, dated June 15, 1909, of the attorney-general of the Philippine Islands.
109. Copy of letter from E. F. Atkins, dated December 30, 1909.
110. Copy of letter of January 4, 1910, to Mr. Atkins.
111. Copy of cablegram sent governor-general January 12, 1910. (See p. 2, part 3, H. Doc. 894, and p. 7, H. Rept. 1015.)
112. Copy of cablegram received from governor-general January 13, 1910. (See p. 2, part 3, H. Doc. 894, and p. 7, H. Rept. 1015.)
113. Copy of memorandum of Secretary Worcester dated November 26, 1909.
114. Opinion of the attorney-general of the Philippine Islands dated October 18, 1909. (Original.)
115. Copy of cablegram received from governor-general January 17, 1910.
116. Copy of letter to governor-general dated February 2, 1910.

## Inclosures Nos.

117. Copy of cablegram sent to governor-general February 5, 1910.
118. Copy of cablegram received from the governor-general, February 7, 1910.
119. Copy of cablegram received from governor-general, March 1, 1910.
120. Copy of cablegram sent to governor-general, March 25, 1910.
121. Copy of cablegram sent to governor-general, March 30, 1910. (See H. Doc. 903.)
122. Copy of cablegram received from governor-general, April 1, 1910.
123. Copy of cablegram received from governor-general, April 9, 1910. (See H. Doc. 903.)
124. Report of director of lands, dated February 17, 1910.
125. Copy of cablegram sent governor-general, April 19, 1910.
126. Copy of cablegram received from governor-general, April 23, 1910.
127. Copy of cablegram sent governor-general, April 29, 1910.
128. Copy of cablegram received from governor-general, May 3, 1910.
129. Original of reply of director of lands to letter of September 27, 1909, received May, 1910.
130. Original of prospectus of San Jose estate, transmitted by director of lands with his statement of December 4, 1909.
131. Original of prospectus of the Isabela estate, transmitted by director of lands with his statement of December 4, 1909.
132. Copy of letter to Attorney-General, May 12, 1910.
133. Copy of memorandum, dated April 30, 1910, inclosed with letter of May 12, to the Attorney-General.
- Inquiries and replies:
134. Copy of letter from Hon. M. E. Olmsted, January 24, 1910.
135. Copy of letter to Hon. M. E. Olmsted, January 28, 1910.
136. Copy of letter from Hon. Coe I. Crawford, January 31, 1910.
137. Copy of letter to Hon. Coe I. Crawford, February 2, 1910.
138. Copy of letter from Hon. James L. Slayden, January 31, 1910.
139. Copy of memorandum of law officer, Bureau of Insular Affairs, February 12, 1910.
140. Copy of letter to Hon. J. L. Slayden, February 14, 1910.
141. Copy of letter to Hon. A. W. Rucker, March 7, 1910.
142. Copy of letter from Hon. M. E. Olmsted, March 25, 1910.
- 143, 144. Copy of letter to Hon. M. E. Olmsted, March 26, 1910, and copy of letter to him (inclosed with that of March 26) dated March 24, 1910.
- 145, 146. Copy of letter to Hon. H. C. Lodge, March 29, 1910, and copy of note transmitting same.
147. Memorandum in re sugar producing establishments in the Philippine Islands.
- Office memoranda:
148. Memorandum dated February 9, 1910.
149. Memorandum dated April 8, 1910.
150. Memorandum dated April 12, 1910.
151. Memorandum dated April 19, 1910.

## REFERENCE LIST OF PHILIPPINE COMMISSION REPORTS.

- Report of the Philippine Commission for 1904, part 1, pages 747 to 816. (H. Doc. No. 2, vol. 12, 58th Cong., 3d sess.)
- Report of the Philippine Commission for 1905, part 1, pages 17, 26, and 216; part 2, pages 40, 41, and 380 to 383. (H. Doc. No. 2, vols. 10 and 11, 59th Cong., 1st sess.)
- Report of the Philippine Commission for 1906, part 2, pages 37, 41, and 133 to 149. (H. Doc. No. 2, vol. 8, 59th Cong., 2d sess.)
- Report of the Philippine Commission for 1907, part 2, pages 37 to 40 and 184 to 201. (H. Doc. No. 2, vol. 8, 60th Cong., 1st sess.)
- Report of the Philippine Commission for 1908, part 2, pages 48 to 51, and 225 to 261. (H. Doc., No. 1042, vol. 8, 60th Cong., 2d sess.)
- Report of the Philippine Commission for 1909, pages 46, 47, and 115. (H. Doc. No. 103, vol. 7, also H. Doc. No. 823, 61st Cong., 2d sess.)
- Report of the Philippine Director of Lands for 1909. (H. Doc. No. 914, 61st Cong., 2d sess.)

Inclosure No. 1.]

[Previously transmitted in response to a resolution passed by the House of Representatives on May 10, 1910, and printed in pt. 3, H. Doc. 894, 61st Cong., 2d sess.]

No. 1120.]

An act providing for the administration and temporary leasing and sale of certain haciendas and parcels of land, commonly known as friar lands, for the purchase of which the government of the Philippine Islands has recently contracted, pursuant to the provisions of sections sixty-three, sixty-four, and sixty-five of an act of the Congress of the United States entitled "An act temporarily to provide for the administration of the affairs of civil government in the Philippine Islands, and for other purposes," approved on the first day of July, nineteen hundred and two.

Whereas pursuant to the provisions of sections sixty-three, sixty-four, and sixty-five of an act of the Congress of the United States, entitled "An act temporarily to provide for the administration of the affairs of civil government in the Philippine Islands, and for other purposes," approved July first, nineteen hundred and two, the government of the Philippine Islands, on the twenty-second day of December, nineteen hundred and three, entered into contracts with the Philippine Sugar Estates Development Company (Limited), La Sociedad Agricola de Ultramar, the British-Manila Estates Company (Limited), and the Recoleta Order of the Philippine Islands, for the purchase of about one hundred and sixty-four thousand one hundred and twenty-seven hectares of land, situated in the Provinces of La Laguna, Bulacan, Cavite, Bataan, Cebu, Rizal, Isabela, and Mindoro, for the aggregate sum of seven million two hundred and thirty-nine thousand seven hundred and eighty-four dollars and sixty-six cents, money of the United States; and

Whereas in said contracts of purchase it was provided, among other things, that the government of the Philippine Islands should have a period of six months from the date of said contracts within which to examine the titles to said lands and also within which to survey the same in order to ascertain whether there is the quantity of land specified in said contracts, and, in the event there is not, that a proportionate reduction shall be made in the amounts agreed to be paid therefor; and it was further provided in said contracts that the said parties, so agreeing to sell, obligated themselves to convey good and indefeasible titles to said lands by proper conveyances; and

Whereas by said section sixty-five of said act of Congress the government of the Philippine Islands is empowered to lease the said lands after their acquisition for a period not exceeding three years, and to sell the same on such terms and conditions as it may prescribe, subject to the limitations and conditions contained in said act of Congress: *Provided*, That all deferred payments and the interest thereon shall be payable in the money prescribed for the payment of principal and interest of the bonds authorized to be issued and sold for the purpose of realizing the money necessary to pay for said lands by section sixty-four of said act of Congress, and that said deferred payments shall bear interest at the rate borne by said bonds: *And provided further*, That all moneys realized or received from the sales or other disposition of said lands, or by reason thereof, shall constitute a trust fund for the payment of principal and interest of said bonds, and also constitute a sinking fund for the payment of said bonds at their maturity: *And provided further*, That actual settlers and occupants at the time said lands are acquired by the government shall have the preference over all others to lease, purchase, or acquire their holdings within such reasonable time as may be determined by said government; and

Whereas the said lands are not "public lands" in the sense in which those words are used in the public land act, numbered nine hundred and twenty-six, and can not be acquired or leased under the provisions thereof, and it is necessary to provide proper agencies for carrying out the terms of said contracts of purchase and the requirements of said act of Congress with reference to the leasing and selling of said lands and the creation of a sinking fund to secure the payment of the bonds so issued: Now, therefore,

*By authority of the United States, be it enacted by the Philippine Commission, that:*

SECTION 1. The civil governor is authorized and directed to have careful examination made to ascertain the sufficiency and soundness of the titles to said land so contracted to be purchased by the government of the Philippine Islands from the said corporations as set forth in the preamble hereof.

His action in employing the firm of Del Pan, Ortigas and Fisher, attorneys at law in the city of Manila, to make such examination and also to perform all legal services required of them in completing such purchases and thereafter in the leasing and selling of said lands as hereinafter provided, they to be compensated for their services at the rate of five thousand five hundred dollars per annum, payable monthly, for such time as in the opinion of the civil governor their services may be needed, is hereby approved and confirmed.

SEC. 2. The consulting engineer to the commission is hereby directed to have careful surveys made of the said haciendas and tracts of land in order to ascertain with accuracy and certainty whether there is the amount of land in each of said haciendas and tracts specified in said contracts, and for that purpose he is empowered to put in the field and maintain the necessary surveying parties, and any funds in his hands at the present time not in terms devoted to defraying the cost of specific public works are hereby declared available for that purpose. As soon as these surveys shall have been completed he shall make report of the results thereof to the civil governor. Such steps as have already been taken by the consulting engineer by direction of the civil governor looking to the survey of said haciendas and lands are approved and confirmed.

SEC. 3. The firm of Del Pan, Ortigas and Fisher is also directed, as soon as the examination of the title deeds to said property shall have been completed, to make report of the result of their investigations in that behalf to the civil governor, and under his direction to supervise the final deeds of conveyance of said lands by said corporations to the government of the Philippine Islands. The civil governor is also directed to submit their report together with the said deeds to the attorney-general for his opinion.

SEC. 4. The civil governor is hereby empowered, when it shall have been ascertained that the titles to said lands are perfect and indefeasible and proper instruments of conveyance are tendered by said corporations, to direct the payment to the corporations named in the preamble of the several sums agreed to be paid for said lands, and to that end to draw the warrants of the government of the Philippine Islands upon the sum realized from the sale of the bonds issued and sold as provided in act numbered ten hundred and thirty-four.

SEC. 5. When the titles to said lands are finally vested in the government of the Philippine Islands they shall be under the immediate control and direction of the bureau of public lands. The chief of the bureau of public lands is empowered and directed, pending the completion of the purchase of said lands, to receive, take charge of, and carefully preserve the said contracts of sale and purchase and all muniments, documents, title deeds, or other papers pertaining to said lands, and all field notes, surveys, and other data relating thereto, and also the deeds of conveyance hereafter made pursuant to the terms of said contracts of sale and purchase, and thereafter to keep and preserve the same, except as required for registration of said lands.

SEC. 6. The title deeds and instruments of conveyance pertaining to the lands in each province, when executed and delivered by said grantors to the government and placed in the keeping of the chief of the bureau of public lands, as above provided, shall be by him transmitted to the register of deeds of each province in which any part of said lands lies, for registration in accordance with law.

SEC. 7. Upon the vesting of the titles to said lands in the government of the Philippine Islands by proper deeds of conveyance, or sooner if so directed by the civil governor, the chief of the bureau of public lands shall ascertain the names and residences of the actual, bona fide settlers and occupants then in possession of said lands or of any portion of them, together with the extent of their several holdings and the character and value thereof. He is also directed to ascertain from said occupants whether they desire to purchase their holdings upon the terms prescribed in the succeeding sections.

SEC. 8. In case any occupant in possession does not desire to purchase his holding, but does desire to lease the same, then it shall be the duty of the chief of the bureau of public lands, after vesting of title, to see that such occupant attorns in due form to the government and enters into a lease with the usual covenants and agrees to pay a reasonable rental for the use and occupation of his holding. Such rental shall be fixed by the chief of the bureau of public lands, but in no instance shall any lease be made for a longer term than three years.

SEC. 9. In the event the chief of the bureau of public lands should find any of the said lands vacant, he is directed to take possession and charge thereof, and he may either lease such unoccupied lands for a term not exceeding three years or offer the same for sale, as in his judgment may seem for the best interests of the government, and in making such sales he shall proceed as provided in chapter two of the public land act.

SEC. 10. Should he find any of the said lands in possession of a person or persons declining either to buy or to rent, as above set forth, he shall take possession thereof if he can do so peaceably, and if not he shall begin proper legal proceedings in the court of land registration to settle title and to oust him or them from his or their holdings and, upon adjudication in favor of the government, shall likewise take possession of the same with the same power and authority as though originally vacant. He shall not, however, sell any of the main hacienda houses or other large and substantial buildings save upon a resolution of the commission authorizing him so to do.

SEC. 11. Should any person who is the actual and bona fide settler upon and occupant of any portion of said lands at the time the same is conveyed to the government of the Philippine Islands desire to purchase the land so occupied by him, he shall be entitled to do so at the actual cost thereof to the government, and shall be allowed ten years from the date of purchase within which to pay for the same in equal annual installments, if he so desires, all deferred payments to bear interest at the rate of four per centum per annum.

SEC. 12. It shall be the duty of the chief of the bureau of public lands by proper investigation to ascertain what is the actual value of the parcel of land held by each settler and occupant, taking into consideration the location and quality of each holding of land and any other circumstances giving it value. The basis of valuation shall likewise be, so far as practicable, such that the aggregate of the values of all the holdings included in each particular tract shall be equal to the cost to the government of the entire tract, including the cost of surveys, administration, and interest upon the purchase money to the time of sale. When the cost thereof shall have been thus ascertained, the chief of the bureau of public lands shall give the said settler and occupant a certificate which shall set forth in detail that the government has agreed to sell to such settler and occupant the amount of land so held by him, at the price so fixed, payable as provided in this act at the office of the chief of the bureau of public lands, in gold coin of the United States or its equivalent in Philippine currency, and that upon the payment of the final installment, together with all accrued interest, the government will convey to such settler and occupant the said land so held by him by proper instrument of conveyance, which shall be issued and become effective in the manner provided in section one hundred and twenty-two of the land registration act. The chief of the bureau of public lands shall, in each instance where a certificate is given to the settler and occupant of any holding, take his formal receipt, showing the delivery of such certificate, signed by said settler and occupant.

SEC. 13. The acceptance by the settler and occupant of such certificate shall be considered as an agreement by him to pay the purchase price so fixed and in the installments and at the interest specified in the certificate, and he shall by such acceptance become a debtor to the government in that amount, together with all accrued interest. In the event that any such settler and occupant may desire to pay for his holding of said lands in cash, or within a shorter period of time than that above specified, he shall be allowed to do so, and if payment be made in cash the lands shall at once be conveyed to him as above provided. But if purchase is made by installments, the certificate shall so state in accordance with the facts of the transaction: *Provided, however*, That every settler and occupant who desires to purchase his holding must enter into the agreement to purchase such holding by accepting the said certificate and executing the said receipt whenever called on so to do by the chief of the bureau of public lands, and a failure on the part of the settler and occupant to comply with this requirement shall be considered as a refusal to purchase, and he shall be ousted as above provided and thereafter his holding may be leased or sold, as in case of unoccupied lands: *And provided further*, That the chief of the bureau of public lands in his discretion may require of any settler and occupant so desiring to purchase that, pending the investigation requisite to fix the precise extent of his holding and its cost, he shall attorn to the government as its tenant and pay a reasonable rent for the use of his holding; but no such lease shall be for a longer term than three years, and refusal on the part of any settler and occupant so desiring to purchase to execute a lease pending such investigation shall be treated as a refusal either to lease or to purchase, and the chief of the bureau of public lands shall proceed to oust him as in this act provided.

SEC. 14. It shall be the duty of the chief of the bureau of public lands to collect and receive all rent and installments of purchase money and interest thereon due and payable under the provisions of this act, and to give proper receipts and acquittances therefor and make proper record thereof in the books of his office.

SEC. 15. The government hereby reserves the title to each and every parcel of land sold under the provisions of this act until the full payment of all installments of purchase money and interest by the purchaser has been made, and any sale or incumbrance made by him shall be invalid as against the government of the Philippine Islands, and shall be in all respects subordinate to its prior claim.

SEC. 16. In the event of the death of a holder of a certificate the issuance of which is provided for in section twelve hereof, prior to the execution of a deed by the government to any purchaser, his widow shall be entitled to receive a deed of the land stated in the certificate upon showing that she has complied with the requirements of law for the purchase of the same. In case a holder of a certificate dies before the

giving of the deed and does not leave a widow, then the interest of the holder of the certificate shall descend and deed shall issue to the persons who under the laws of the Philippine Islands would have taken had the title been perfected before the death of the holder of the certificate, upon proof of the holders thus entitled of compliance with all the requirements of the certificate. In case the holder of the certificate shall have sold his interest in the land before having complied with all the conditions thereof, the purchaser from the holder of the certificate shall be entitled to all the rights of the holder of the certificate upon presenting his assignment to the chief of the bureau of public lands for registration.

SEC. 17. In the event that any lessee or purchaser of land under the provisions of this act should fail to pay his rent or any installment of purchase money and interest thereon, or accrued interest on any installment not due, when and as the same matures, it shall be the duty of the chief of the bureau of public lands at once to protect the government from loss. In the case of a lease, when the lessee is delinquent in payment of rent, the chief of the bureau of public lands is empowered to declare the lease forfeited, making proper entry to that effect in the books of his office and giving notice thereof to the tenant, and to enter upon and take possession of the land held by the lessee and bring suit against the lessee for all rent due; in the case of a delinquent purchaser, the chief of the bureau of public lands may enforce payment of any past-due installment and interest by bringing suit to recover the same with interest thereon, and also to enforce the lien of the government against the land by selling the same in the manner provided by act numbered one hundred and ninety for the foreclosure of mortgages. In the event of such sale the purchaser at such sale shall acquire a good and indefeasible title. The proceeds of sale shall be applied to the payment of the costs of court and of all installments due or to become due on such land. If the proceeds of the sale are sufficient to pay all delinquent installments as well as all future installments and all costs of the litigation, there shall be no further claim or liability against the original purchaser. If the proceeds of the sale of said lands should amount to more than sufficient to pay all purchase money and interest due the government and costs of suit, the surplus thereof shall be returned to the original purchaser, or to the person entitled thereto.

SEC. 18. No lease or sale made by the chief of the bureau of public lands under the provisions of this act shall be valid until approved by the secretary of the interior.

SEC. 19. No purchaser or lessee under this act shall acquire any exclusive rights to any canal, ditch, reservoir, or other irrigation works, or to any water supply upon which such irrigation works are or may be dependent, but all of such irrigation works and water supplies shall remain under the exclusive control of the government of the Philippine Islands and be administered under the direction of the chief of the bureau of public lands for the common benefit of those interests dependent upon them. And the government reserves as a part of the contract of sale in each instance the right to levy an equitable contribution or tax for the maintenance of such irrigation works, the assessment of which shall be based upon the amount of benefits received, and each purchaser under this act, by accepting the certificate of sale or deed herein provided to be given, shall be held to assent thereto. And it is further provided that all lands leased or conveyed under this act shall remain subject to the right of way of such irrigation canals, ditches, and reservoirs as now exist or as the government may hereafter see fit to construct.

SEC. 20. All persons receiving title to lands under the provisions of this act shall hold such lands subject to the same public servitudes as existed upon lands owned by private persons under the sovereignty of Spain, including those with reference to the littoral of the sea and the banks of navigable rivers and rivers upon which rafting may be done.

SEC. 21. The civil governor, when authorized by resolution of the commission, may, by proclamation, designate any tract or tracts of said lands as nonalienable, and reserve the same for public use, and thereafter such tracts shall not be subject to sale, lease, or other disposition under this act.

SEC. 22. It shall be the duty of the chief of the bureau of public lands to make quarterly reports, through the secretary of the interior, to the commission showing the lands leased or sold by him in accordance with the provisions of this act, the amounts of money derived from such rentals and sales, and such other information as in his opinion may be of value to the commission in connection with the said lands and their administration and disposition as provided by this act. Both the secretary of the interior and the chief of the bureau of public lands shall have the right to require of the special counsel named in the first section hereof, or of their successors, such advice and assistance as from time to time may be required by them in the performance of their duties under this act, and it shall be the duty of said counselors to give such legal advice and assistance.



Enacted, April 26, 1904.

*Report of the administration of the friar estates for the quarter ended June 30, 1905.*

Estate.	Temporary leases.								Total area contracted ofr during this quarter.	Total amoun due an nually from all contracts executed during this quarter
	Town lots.		Irrigated farms.		Unirrigated farms.		Exe- cuted since last re- port.	Amount of rental due an- nually.		
	No.	Area.	No.	Area.	No.	Area.				
San Francisco de Malabon.....	162	<i>h. a. c.</i> 23 22 00	381	<i>h. a. c.</i> 788 93 04	86	<i>h. a. c.</i> 330 05 15	234	P7,127.82	<i>h. a. c.</i> 1,142 20 19	P7,127.82
Imus.....	84	12 05 04	200	595 81 08	8	279 55 33	222	4,659.36	887 41 45	4,659.36
Total.....	.....	.....	.....	.....	.....	.....	.....	.....	2,029 61 64	11,787.18
Grand total.....	.....	.....	.....	.....	.....	.....	.....	.....	2,029 61 64	11,787.18

[Inclosure No. 3.]

*Report of the administration of the friar estates for the month ended July 31, 1905.*

Estate.	Temporary leases.								Amount collected during this month.
	Town lots.		Irrigated farms.		Unirrigated farms.		Executed since last report.	Amount of rental due annually.	
	No.	Area.	No.	Area.	No.	Area.			
San Francisco de Malabon.	86	<i>h. a. c.</i> 9 08 40	87	<i>h. a. c.</i> 180 77 54	30	<i>h. a.</i> 40 06	94	₱1,588.40	₱355.60

Total area contracted for on all estates, as above reported.....	<i>h. a. c.</i> 230 51 94
Grand total brought forward from last monthly report.....	2,029 61 64
Grand total of area contracted for to date on all estates.....	2,260 13 58
Total income due annually from all estates under all contracts above reported.....	₱1,588.40
Grand total of income brought forward from last monthly report.....	11,787.18
Grand total of income due annually from all estates to date.....	13,375.58
Grand total collected to date.....	355.60

[Inclosure No. 4.]

*Report of the administration of the friar estates for the month ended August 31, 1905.*

Estate.	Temporary leases.								
	Town lots.		Irrigated farms.		Unirrigated farms.		Executed since last report.	Amount of rental due annually.	Amount collected during this month.
	No.	Area.	No.	Area.	No.	Area.			
San Francisco de Malabon.	435	<i>h. a. c.</i> 28 68 36	311	<i>h. a. c.</i> 475 6 82	103	<i>h. a. c.</i> 102 32 60	509	₱4,453.76	₱2,574.88
Tala.....					80	75 95 75	53	432.08	
Piedad.....					60	82 93 00	35	470.48	
Malinta.....	9	1 63 75			110	173 77 25	68	996.08	
Matamo.....					1	11 80 00	1	68.00	
Dampol.....	94	24 77 39			13	103 6 26	86	633.40	
Imus.....	201	37 74 13	239	586 88 60	2	3 00 00	235	4,296.16	719.65

Estate.	Total area contracted for during this month.	Total amount due annually from all contracts executed during this month.	Total amount collected this month.
San Francisco de Malabon.....	<i>h. a. c.</i> 606 7 78	₱4,453.76	₱2,574.88
Tala.....	75 95 75	432.08	
Piedad.....	82 93 00	470.48	
Malinta.....	175 41 00	996.08	
Matamo.....	11 80 00	68.00	
Dampol.....	127 83 65	633.40	
Imus.....	627 62 73	4,296.16	719.65
Total.....	107 63 91	11,349.96	3,294.53
Grand total brought forward from last monthly report.....	2,260 13 58	13,375.58	355.60
Grand total.....	3,967 77 49	24,725.54	3,650.13

[Inclosure No. 5.]

*Report of the administration of the friar estates for the month ended September 30, 1905.*

Estate.	Temporary leases.								
	Town lots.		Irrigated farms.		Unirrigated farms.		Executed since last report.	Amount of rental due annually.	Amount collected during this month.
	No.	Area.	No.	Area.	No.	Area.			
San Francisco de Malabon.	138	<i>h. a. c.</i> 5 7 27	100	<i>h. a. c.</i> 179 14 77	37	<i>h. a. c.</i> 37 16 00	199	₱1,564.40	₱1,299.57
Tala.					44	45 47 50	30	312.56	
Piedad.	4	42 50			59	51 24 75	42	361.52	
Malinta.	42	6 83 25			335	324 97 25	257	1,978.88	1.80
Dampol.	68	17 78 89			49	774 67 35	74	3,378.12	
Guiguinto.	5	1 34 34			168	498 20 19	103	3,459.92	
Imus.	129	20 81 06	135	326 3 00	2	123 01 47	141	2,472.56	739.66
Estate.							Total area contracted for during this month.	Total amount due annually from all contracts executed during this month.	Total amount collected this month.
San Francisco de Malabon.		<i>h. a. c.</i> 221 38 04						₱1,564.40	₱1,299.57
Tala.		45 47 50						312.56	
Piedad.		51 67 25						361.52	
Malinta.		331 80 50						1,978.88	1.80
Dampol.		792 46 24						3,378.12	
Guiguinto.		499 54 53						3,459.92	
Imus.		469 85 53						2,472.56	739.66
Total.							2,412 19 59	13,527.96	2,041.03
Grand total brought forward from last monthly report.							3,967 77 49	24,725.54	2,600.53
Grand total.							6,379 97 08	38,253.50	4,641.56

<sup>a</sup> ₱3,650.13, less ₱1,049.60, difference between amounts received in Manila office and amounts shown on abstract of clerks in charge of estate, as explained in letter dated October 4, 1905, herewith.

DEPARTMENT OF THE INTERIOR,  
BUREAU OF PUBLIC LANDS,  
Manila, October 4, 1905.

The SECRETARY OF THE INTERIOR,  
Manila, P. I.

SIR: I have the honor to invite your attention to the note on my September friar lands report (B. P. L. Form No. 29), concerning the change in the amount of collections.

In all of these reports prior to this September report I have been reporting the amounts of money collected by the clerks in charge of the estates, as taken from their monthly abstracts of collections. These differ from the amounts of money received in this office from the clerks, inasmuch as the last remittance made by each clerk in each month is on the 24th, hence these abstracts show collections made during the remaining six or seven days, which have not been remitted, but which they remit during the next month.

These abstracts are sometimes slow in coming in, and occasionally have to be returned for correction, and this, if I report the amounts collected by the clerks, delays my report on Form No. 29, and hence hereafter it is my purpose to report the amounts received in this office during the month. The change is made beginning with the report for September, 1905, which is herewith submitted, and in order to make it balance with the books of this office, which show the amount of money received in this office, instead of with the clerks' abstracts, credit is noted for the difference.

Very respectfully,

WILL M. TIPTON,  
Chief Bureau of Public Lands.

[Inclosure No. 6.]

*Report of the administration of the friar estates for the quarter ended September 30, 1905.*

Estate.	Temporary leases.								
	Town lots.		Irrigated farms.		Unirrigated farms.		Executed since last report.	Amount of rental due annually.	Amount collected during this quarter.
	No.	Area.	No.	Area.	No.	Area.			
San Francisco de Malabon.	659	<i>h. a. c.</i> 42 84 03	498	<i>h. a. c.</i> 834 99 13	170	<i>h. a. c.</i> 180 14 60	802	₱7,606.56	₱3,738.46
Tala.....					124	121 43 25	83	744.64	
Piedad.....	4	42 50			119	134 17 75	77	832.00	
Malinta.....	51	8 47 00			445	498 74 50	325	2,974.96	1.80
Matamo.....					1	11 80 00	1	68.00	
Dampol.....	162	42 56 28			62	877 73 61	160	4,011.52	
Guiguinto.....	5	1 34 34			168	498 20 19	103	3,459.92	
Imus.....	330	58 55 19	374	912 91 60	4	126 01 47	376	6,768.72	901.30

Estate.	Total area contracted for during this quarter.	Total amount due annually from all contracts executed during this quarter.	Total amount collected this quarter.
San Francisco de Malabon.....	<i>h. a. c.</i> 1,057 97 76	₱7,606.56	₱3,738.46
Tala.....	121 43 25	744.64	
Piedad.....	134 60 25	832.00	
Malinta.....	507 21 50	2,974.96	1.80
Matamo.....	11 80 00	68.00	
Dampol.....	920 29 89	4,011.52	
Guiguinto.....	499 54 53	3,459.92	
Imus.....	1,097 48 26	6,768.72	901.30
Total.....	4,350 35 44	26,466.32	4,641.56
Grand total brought forward from last quarterly report.....	2,029 61 64	11,787.18	
Grand total.....	6,379 97 08	38,253.50	4,641.56

[Inclosure No. 7.]

*Report of the administration of the friar estates for the month ended October 31, 1905.*

Estate.	Temporary leases.								
	Town lots.		Irrigated farms.		Unirrigated farms.		Executed since last report.	Amount of rental due annually.	Amount collected during this month.
	No.	Area.	No.	Area.	No.	Area.			
San Francisco de Malabon.	48	<i>h. a. c.</i> 3 60 84	21	<i>h. a. c.</i> 24 51 25	6	<i>h. a. c.</i> 2 57 65	54	₱294.88	₱1,251.72
Binagbag.....	125	5 52 32			268	139 11 68	160	611.16	
Tala.....					89	81 00 50	71	548.00	
Piedad.....	3	27 50			129	116 59 00	99	749.24	
Malinta.....	12	1 81 25			282	248 79 25	215	1,523.84	
San Marcos.....					1	87 42 00	1	349.68	
Dampol.....	137	21 55 82			6	8 90 15	134	229.80	
Guiguinto.....	2	1 15 32			24	98 54 04	11	556.52	
Imus.....	133	20 79 19	165	348 42 54	3	2 08 24	152	2,426.80	648.91

*Report of the administration of the friar estates for the month ended October 31, 1905—Con.*

Estate.	Total area contracted for during this month.	Total amount due annually from all contracts executed during this month.	Total amount collected this month.
San Francisco de Malabon.....	<i>h. a. c.</i> 30 69 74	₱294.88	₱1,251.72
Binagbag.....	144 64 00	611.16	.....
Tala.....	81 00 50	548.00	.....
Piedad.....	116 86 50	749.24	.....
Malinta.....	250 60 50	1,523.84	.....
San Marcos.....	87 42 00	349.68	.....
Dampol.....	30 45 97	229.80	.....
Guiguinto.....	99 69 36	556.52	.....
Imus.....	371 29 97	2,426.80	648.91
Total.....	1,212 68 54	7,289.92	1,900.63
Grand total brought forward from last monthly report.....	6,379 97 08	38,253.50	4,641.56
Grand total.....	7,592 65 62	45,543.42	6,542.19

[Inclosure No. 8.]

*Report of the administration of the friar estates for the month ended November 30, 1905.*

Estate.	Temporary leases.							
	Town lots.		Irrigated farms.		Unirrigated farms.		Executed since last report.	Amount of rental due annually.
	No.	Area.	No.	Area.	No.	Area.		
San Francisco de Malabon.....	25	<i>h. a. c.</i> 2 94 31	9	<i>h. a. c.</i> 12 10 00	7	<i>h. a. c.</i> 5 78 00	36	₱180.56
Binagbag.....	11	66 56	.....	.....	40	21 17 76	24	86.40
Tala.....	.....	.....	.....	.....	34	37 48 75	25	237.12
Piedad.....	2	17 50	.....	.....	36	28 59 00	29	184.16
Muntinlupa.....	228	19 13 28	40	52 34 80	141	206 21 92	217	723.50
Malinta.....	6	1 55 00	.....	.....	147	113 65 75	115	735.52
San Marcos <sup>a</sup> .....	.....	.....	.....	.....	.....	.....	.....	.....
Matamo <sup>a</sup> .....	.....	.....	.....	.....	.....	.....	.....	.....
Dampol.....	11	1 85 79	.....	.....	1	1 42 60	12	21.80
Guiguinto.....	.....	.....	.....	.....	23	89 55 04	10	577.36
Imus.....	120	13 59 66	132	225 78 30	.....	.....	134	1,536.00

Estate.	Total area contracted for during this month.	Total amount due annually from all contracts executed during this month.	Total amount collected this month.
San Francisco de Malabon.....	<i>h. a. c.</i> 20 82 31	₱180.56	₱1,386.99
Binagbag.....	21 84 32	86.40	.....
Tala.....	37 48 75	237.12	109.06
Piedad.....	28 76 50	184.16	94.62
Muntinlupa.....	277 70 00	723.50	.....
Malinta.....	115 20 75	735.52	380.70
Dampol.....	3 28 39	21.80	.....
Guiguinto.....	89 55 04	577.36	.....
Imus.....	239 37 96	1,536.00	1,750.40
Total.....	834 04 02	4,282.42	3,721.77
Grand total brought forward from last monthly report.....	7,592 65 62	45,543.42	6,542.19
Grand total.....	8,426 69 64	49,825.84	10,263.96

<sup>a</sup> All leased.

[Inclosure No. 9.]

*Report of the administration of the friar estates for the month ended January 31, 1906.*

Estate.	Temporary leases.								
	Town lots.		Irrigated farms.		Unirrigated farms.		Executed since last report.	Amount of rental due annually.	Amount collected during this month.
	No.	Area.	No.	Area.	No.	Area.			
		<i>h. a. c.</i>		<i>h. a. c.</i>		<i>h. a. c.</i>			
San Jose <i>a</i> .....									
Isabela <i>b</i> .....									
San Francisco de Malabon.....	16	26 50	19	27 14 00	4	31 4 00	25	P415.12	P1,875.17
Binagbag <i>c</i> .....									
Tala.....	31	3 21 53			15	27 22 90	36	186.24	230.14
Piedad.....	5	38 16			14	30 40 60	14	160.32	242.76
Malinta.....	8	1 88 42			90	137 48 99	72	723.44	591.62
San Marcos <i>d</i> .....									174.84
Matamo <i>d</i> .....									34.00
Dampol.....	1	8 12			1	1 7 72	2	5.52	733.30
Guiguinto.....					8	29 88 81	8	191.92	2,274.56
Banilad <i>e</i> .....									
Talisay-Manglanilla.....			2	3 62 80	4	27 98	3	17.68	
Imus.....	585	67 11 31	444	517 48 44	67	85 50 81	604	4,694.75	823.62
Biñan.....	82	8 86 26	94	294 60 96	9	18 47 23	82	3,137.52	
Calamba.....	195	13 19 33	64	173 99 97	86	419 56 77	211	5,498.96	53.42
Lolomboy.....					6	14 64 60	5	71.20	
Naic.....	13	52 73	50	116 33 37	1	60 00	32	1,181.20	295.30
Orion <i>e</i> .....									
Santa Cruz de Malabon.....	82	3 33 50	78	179 33 00	9	11 72 00	86	1,547.44	484.10
Santa Maria de Pandi.....					1	1 20 00	1	7.20	
Santa Rosa.....	59	8 42 05	107	385 54 26	15	282 9 27	71	4,867.92	

Estate.	Total area contracted for during this month.	Total amount due annually from all contracts executed during this month.	Total amount collected this month.	Progress of surveys to January 31, 1906.
	<i>h. a. c.</i>			
San Jose <i>a</i> .....				Completed.
Isabela <i>b</i> .....				Begun.
San Francisco de Malabon.....	58 44 50	P415.12	P1,875.17	7 per cent completed.
Binagbag <i>c</i> .....				Begun.
Tala.....	30 44 43	186.24	230.14	
Piedad.....	30 78 76	160.32	242.76	
Malinta.....	139 37 41	723.44	591.62	Do.
San Marcos <i>d</i> .....			174.84	Completed.
Matamo <i>d</i> .....			34.00	90 per cent completed.
Dampol.....	1 15 84	5.52	733.30	Completed.
Guiguinto.....	29 88 81	191.92	2,274.56	25 per cent completed.
Banilad <i>e</i> .....				
Talisay-Manglanilla.....	3 90 78	17.68		
Imus.....	670 10 56	4,694.75	823.62	4.8 per cent completed.
Biñan.....	321 94 45	3,137.52		Begun.
Calamba.....	606 76 7	5,498.96	53.42	Do.
Lolomboy.....	14 64 60	71.20		5 per cent completed.
Naic.....	117 46 10	1,181.20	295.30	Begun.
Orion <i>e</i> .....				Do.
Santa Cruz de Malabon.....	194 38 50	1,547.44	484.10	Do.
Santa Maria de Pandi.....	1 20 00	7.20		Do.
Santa Rosa.....	676 5 58	4,867.92		Do.
Total.....	2,896 56 39	22,706.43	7,812.83	
Grand total brought forward from last monthly report.	9,500 55 42	58,128.82	13,232.84	
Grand total.....	12,397 11 81	80,835.25	21,045.67	

*a* No tenants; grazing privilege granted at 20 cents per head per month.*b* Some leases made but not received.*c* Practically all leased.*d* All leased.*e* Some leases made but not received.*f* Reports for July, August, September, October, November, and December, 1905, per correction sheet attached.

*Total collections by months, showing corrected amounts.*

[Correction sheet to accompany monthly report for January.]

Estate.	July.	August.	September.	October.	November.	December.	Total.
San Francisco de Malabon.....	P355.60	P2,574.98	P895.22	P1,565.55	P1,228.74	P964.29	P7,584.38
Imus.....		719.80	212.02	1,165.79	1,516.41	599.20	4,213.22
Malinta.....			1.80	182.70	358.06	387.74	930.30
Tala.....				88.46	38.86	64.84	192.16
Piedad.....				59.22	57.92	48.26	165.40
Santa Cruz de Malabon.....						147.38	147.38
Total.....	355.60	3,294.78	1,109.04	3,061.72	3,199.99	2,211.71	13,232.84

July.....	P355.60
August.....	3,294.78
September.....	1,109.04
October.....	3,061.72
November.....	3,199.99
December.....	2,211.71
	13,232.84

[Inclosure No. 10.]

*Report of the administration of the friar estates for the month ended February 28, 1906.*

Estate.	Temporary leases.								
	Town lots.		Irrigated farms.		Unirrigated farms.		Executed since last report.	Amount of rental due annually.	Amount collected during this month.
	No.	Area.	No.	Area.	No.	Area.			
		<i>h. a. c.</i>		<i>h. a. c.</i>		<i>h. a. c.</i>			
San Jose <i>a</i> .....									P200.00
Isabela.....			28	32 80 00			27	P541.00	
San Francisco de Malabon.....	51	3 46 82	19	81 32 00	2	44 00	58	630.00	3,114.62
Binagbag <i>b</i> .....									302.66
Tala.....	17	1 28 17			8	16 35 60	22	89.20	165.20
Piedad.....	2	19 20			17	28 84 80	18	149.28	333.92
Malinta.....	2	24 00			20	30 7 91	20	153.12	571.04
San Marcos <i>c</i> .....									
Matamo <i>c</i> .....	1	21 00					1	2.12	1,354.34
Dampol.....	12	4 1 8			19	44 66 73	13	312.84	381.82
Guiguinto.....	2	9 28	15	2 63 79	38	23 96 8	19	100.88	
Talisay-Manglanilla.....	135	12 79 00	59	63 57 7	9	10 14 92	147	551.76	1,750.76
Biñan.....	29	2 2 67	41	145 1 77	3	48 4 29	30	1,612.48	1,196.62
Calamba.....	89	6 1 49	15	53 83 55	37	269 27 92	107	3,155.32	789.94
Lolomboy.....	120	13 67 68			408	343 84 14	206	2,542.48	51.38
Naic.....	96	14 96 99	199	510 68 9	15	30 71 27	118	6,510.56	1,829.22
Orion.....	84	5 46 14	78	133 90 46	28	82 27 95	95	1,775.12	210.06
Santa Cruz de Malabon.....	96	6 60 79	94	234 74 67	6	3 8 00	108	1,868.00	384.00
Santa Maria de Pandi.....	10	1 28 40			141	206 80 20	59	1,188.47	
Santa Rosa.....	64	4 95 35	177	572 38 45	8	82 50 23	95	6,030.96	1,354.00

<sup>a</sup> No tenants; grazing privilege granted at 20 cents per head per month.<sup>b</sup> Practically all leased.<sup>c</sup> All leased.

*Report of the administration of the friar estates for the month ended February 28, 1906—*  
Continued.

Estate.	Total area contracted for during this month.	Total amount due annually from all contracts executed during this month.	Progress of surveys to February 28, 1906.	Total amount collected this month.
	<i>h. a. c.</i>			
San Jose <i>a</i> .....			Completed.....	<b>P</b> 200.00
Isabela.....	32 80 00	<b>P</b> 541.00	Begun.....	302.66
San Francisco de Malabon.....	85 22 82	630.00	8.1 per cent completed	3,114.62
Binagbag <i>b</i> .....			Begun.....	165.20
Tala.....	17 63 77	89.20		333.92
Piedad.....	29 4 00	149.28	1 per cent completed..	571.04
Malinta.....	30 31 91	153.12	Completed.....	
San Marcos <i>c</i> .....			do.....	1,354.34
Matamo <i>c</i> .....	21 00	2.12	do.....	381.82
Dampol.....	48 67 81	312.84	50 per cent completed..	
Guiguinto.....	26 69 15	100.88		1,750.76
Talisay-Manglanilla.....	86 50 99	551.76	5 per cent completed..	1,196.62
Inus.....	195 8 73	1,612.48	Begun.....	789.94
Bifan.....	329 12 96	3,155.32	do.....	51.38
Calamba.....	357 51 82	2,542.48	5 per cent completed..	1,829.22
Lolomboy.....	556 36 35	6,510.56		210.06
Naic.....	221 64 55	1,775.12		384.00
Orion.....	244 43 46	1,868.00		
Santa Cruz de Malabon.....	208 8 60	1,188.47		1,354.00
Santa Maria de Pandi.....	659 84 3	6,030.96	Begun.....	
Santa Rosa.....				13,989.58
Total.....	3,129 21 95	27,213.59		21,045.67
Grand total brought forward from last monthly report.	<i>d</i> 12,317 67 37	<i>d</i> 80,299.21		
Grand total.....	15,446 89 32	107,512.90		35,035.25

*a* No tenants; grazing privilege granted at 20 cents per head per month.

*b* Practically all leased.

*c* All leased.

*d* Amount corrected on account of canceled leases.

*List of canceled leases—February. <sup>a</sup>*

No.	Estate.	Total area.	Annual rental contracted.
		<i>h. a. c.</i>	
1101	San Francisco de Malabon.....	1 90 00	<b>P</b> 29.04
111	Santa Cruz de Malabon.....	3 00 00	24.00
167	Dampol.....	6 88 67	27.84
271	do.....	11 13 26	45.12
30	Santa Rosa.....	3 89 12	29.76
43	do.....	9 96 81	102.32
55	do.....	7 71 71	80.08
51	Guiguinto.....	3 34 40	13.40
115	do.....	26 90 63	152.64
76	Calamba.....	4 70 44	31.84
	Total.....	79 44 44	536.04

<sup>a</sup> Amounts deducted from totals appearing on last monthly report.



[Inclosure No. 11.]

*Friar lands memorandum of progress to March 1, 1906.*

Name of estate.	Total area.	Number of temporary leases.	Per cent of area occupied.	Per cent of area leased.	Per cent of area surveyed.	Annual income contracted for.
San Francisco de Malabon.....	11,449.00	1,379	45	21.7	8.1	\$16,976.46
Santa Cruz de Malabon.....	9,795.00	492	30	8.5	.....	6,731.04
Imus.....	18,243.00	1,899	40	18.9	5	21,219.31
Naic.....	7,624.00	178	35	8	.....	7,691.76
Guiguinto.....	945.68	175	85	87.6	50	5,324.88
Dampol.....	928.93	319	95	100	100	4,337.68
Matamo.....	11.80	1	100	100	100	68.00
San Marcos.....	87.42	1	100	100	100	349.68
Binagbag.....	294.75	184	80	56.5	50	697.56
Lolomboy.....	5,177.49	329	80	7.2	5	2,613.68
Pandi.....	10,342.00	167	70	2	.....	1,195.67
Malinta.....	3,574.00	901	70	33.5	8	7,120.06
Tala.....	6,696.00	328	16	4.7	.....	2,004.48
Piedad.....	3,860.00	309	30	10.2	.....	2,420.36
Binan.....	3,659.00	296	80	16.2	(a)	5,529.60
Santa Rosa.....	5,470.00	411	80	25.3	(a)	11,411.60
Muntinlupa.....	2,827.00	308	25	11.2	.....	855.42
Banilad.....	1,925.00	4	70	2	.....	16.80
Talisay.....	8,020.00	74	75	4	.....	133.52
Calamba.....	13,673.00	542	60	7	(a)	8,835.16
Orion.....	916.00	276	66½	24.2	.....	1,775.12
Isabela.....	19,891.00	27	(b)	2	(a)	541.00
San Jose.....	22,485.00	(c)	.....	.....	100	.....
Total.....	.....	8,600	.....	.....	.....	108,048.84
Less canceled leases.....	.....	.....	.....	.....	.....	536.04
Net.....	.....	.....	.....	.....	.....	107,512.80

<sup>a</sup> Begun.<sup>b</sup> No report.<sup>c</sup> No occupants.

[Inclosure No. 12.]

*Report of the administration of the friar estates for the month ended June 30, 1906.*

Estate.	Temporary leases.								
	Town lots.		Irrigated farms.		Unirrigated farms.		Exe- cuted since last re- port.	Amount of rental due an- nually.	Amount collected during this month.
	No.	Area.	No.	Area.	No.	Area.			
		<i>h. a. c.</i>		<i>h. a. c.</i>		<i>h. a. c.</i>			
San Jose <i>a</i> .....					22	20 75 00	21	P207.52	P190.00
Isabela.....									832.71
San Francisco de Malabon.....									
Binagbag <i>b</i> .....	1	19 20			9	13 51 20	9	45.60	142.70
Tala.....	2	14 40			4	8 40 00	6	41.28	232.78
Piedad.....					2	1 00 00	2	2.76	38.56
Muntinlupa.....	1	14 80			5	5 54 40	3	18.08	546.14
Malinta.....									174.84
San Marcos <i>c</i> .....									34.00
Matamo.....					1	25 90	1	1.20	1,331.58
Dampol.....					1	38 40	1	1.56	2,509.00
Guiguinto.....									
Banilad.....	52	2 63 94	21	38 51 60	77	160 64 1	95	1,019.92	
Talisay-Manglanilla.....	208	8 62 90	346	82 50 22	768	344 10 90	463	2,909.82	
Imus.....	163	13 96 70	53	92 81 89	12	11 68 33	186	752.00	2,305.69
Binan.....	388	25 21 29	14	22 3 42	2	11 7 00	391	772.88	954.22
Calamba.....	44	2 4 43	28	119 53 39	22	138 52 38	66	1,899.78	1,278.32
Lolomboy.....	50	2 73 00			130	60 3 00	130	393.92	1,908.00
Naic.....	42	4 4 43	13	18 81 7	10	16 52 88	53	355.68	1,135.79
Orion.....	2	2 40			1	69 6	3	8.48	275.50
Santa Cruz de Malabon.....	83	1 98 85	9	22 18 60			85	229.68	2,025.30
Santa Maria de Pandi.....	291	12 15 00			895	995 95 60	655	5,091.00	2,217.40
Santa Rosa.....	224	13 40 56	40	93 82 33	5	37 67 51	242	1,333.20	2,173.46

<sup>a</sup> No tenants; grazing privilege granted at 20 cents per head per month.<sup>b</sup> Practically all leased.<sup>c</sup> All leased.

*Report of the administration of the friar estates for the month ended June 30, 1906—Con.*

Estate.	Total area contracted for during this month.	Total amount due annually from all contracts executed during this month.	Progress of survey to July 1, 1906.	Total amount collected this month.
	<i>h. a. c.</i>			
San Jose.....			Completed.....	₱190.00
Isabela.....	20 75 00	₱207.52	60 per cent completed.	
San Francisco de Malabon.....			16.8 per cent completed.	832.71
Binagbag <sup>a</sup> .....			Completed.....	
Tala.....	13 70 40	45.60	No work done.....	142.70
Piedad.....	8 54 40	41.28	.....do.....	232.78
Muntinlupa.....	1 14 80	2.76	.....do.....	38.56
Malinta.....	5 54 40	18.08	4.8 per cent completed.	546.14
San Marcos <sup>b</sup> .....			Completed.....	174.84
Matamo.....			.....do.....	34.00
Dampol.....	25 90	1.20	.....do.....	1,331.58
Guiguinto.....	38 40	1.56	.....do.....	2,509.00
Banilad.....	201 79 55	1,019.92	No work done.....	
Talisay-Manglanilla.....	435 24 2	2,909.82	.....do.....	
Imus.....	118 46 92	752.00	13.9 per cent completed.	2,305.69
Binan.....	58 31 71	772.88	29.8 per cent completed.	954.22
Calamba.....	260 10 20	1,899.78	5.1 per cent completed.	1,278.32
Lolomboy.....	62 76 00	393.92	5 per cent completed.	1,908.00
Naic.....	39 38 38	355.68	No work done.....	1,135.79
Orion.....	71 46	8.48	.....do.....	275.50
Santa Cruz de Malabon.....	24 17 45	229.68	.....do.....	2,025.30
Santa Maria de Pandi.....	1,008 10 60	5,091.00	0.8 per cent completed.	2,217.40
Santa Rosa.....	144 90 40	1,333.20	17.6 per cent completed.	2,173.46
Total.....	2,404 29 99	15,084.36		20,305.99
Grand total brought forward from last monthly report.	c27,220 88 29	d190,801.11		e78,355.31
Grand total.....	29,625 18 28	205,885.47		98,661.30

<sup>a</sup> Practically all leased.<sup>b</sup> All leased.<sup>c</sup> Amount corrected per list; canceled leases attached.<sup>d</sup> Amount corrected per list; canceled leases attached.<sup>e</sup> Adjusted balance: Errors corrected and refunds deducted.*List of canceled leases, month of June, 1906.*

No.	Estates.	Total area.	Annual rental contracted for.
		<i>h. a. c.</i>	
195	Calamba.....	2 27 40	₱13.68
309	Piedad.....	2 40 00	4.80
338	.....do.....	9 60	.88
506	Malinta.....	62 50	5.60
834	.....do.....	1 90 96	9.52
144	Naic.....	7 22 41	64.24
310	.....do.....	3 90 00	39.68
6	Talisay.....	1 95 66	6.88
83	.....do.....	1 58 12	12.80
194	Banilad.....	33 52	a1.36
303	Pandi.....	11 47 20	91.76
304	.....do.....	5 56 80	43.28
	Total.....	39 34 17	294.48
	Error in list of leases canceled during the month of March No. 294 annual rental reported as ₱0.80 instead of ₱0.88.....		.08
	Corrected total.....	39 34 17	294.56

<sup>a</sup> See statement for July, 1906.

[Inclosure No. 13.]

*Report of the administration of the friar estates for the month ended July 31, 1906.*

Estate.	Temporary leases.						
	Town lots.		Irrigated farms.		Unirrigated farms.		Amount collected during this month.
	No.	Area.	No.	Area.	No.	Area.	
		<i>h. a. c.</i>		<i>h. a. c.</i>		<i>h. a. c.</i>	
San Jose <sup>a</sup> .....							P170.00
San Francisco de Malabon.....	1	1 97					230.04
Tala.....					10	21 56 00	172.08
Piedad.....					9	21 36 00	145.52
Muntinlupa.....							.76
Malinta.....	1	39 43.11			28	82 13 20.25	551.82
Dampol.....							532.46
Guiguinto.....							458.82
Banilad.....	42	2 27 18	23	22 10 16	47	41 16 73	374.96
Talisay-Manglanilla.....	239	12 59 41	509	94 37 99	897	320 1 24	3,081.76
Imus.....	32	2 24 96	17	30 48 36	12	26 3 60	266.72
Binan.....	110	6 30 86	10	18 26 98			295.92
Calamba.....	5	31 56			20	48 81 19	1,873.36
Lolomboy.....	4	30 00			18	13 72 80	86.32
Naic.....	1	1 60					1,440.80
Orion.....			1	12 48	3	9 67 98	40.08
Santa Cruz de Malabon.....	19	27 57					18 15.20
Santa Maria de Pandi.....	6	22 20			23	30 96 60	142.24
Santa Rosa.....	64	3 68 61	4	16 66 47	2	34 89 84	376.88

Estate.	Total area contracted for during this month.	Total amount due annually from all contracts executed during this month.	Progress of surveys to July 31, 1906.	Total amount collected this month.
	<i>h. a. c.</i>			
San Jose <sup>a</sup> .....			Completed.....	P170.00
Isabela.....			80 per cent completed.....	
San Francisco de Malabon.....	1 97	P0.80	19.2 per cent completed.....	230.04
Binagbag <sup>b</sup> .....			Completed.....	
Tala.....	21 56 00	112.48	No work done.....	172.08
Piedad.....	21 36 00	122.00	do.....	145.52
Muntinlupa.....			do.....	.76
Malinta.....	82 52 63.36	461.28	6.2 per cent completed.....	551.82
San Marcos <sup>c</sup> .....			Completed.....	
Matamo <sup>c</sup> .....			do.....	
Dampol.....			do.....	532.46
Guiguinto.....			do.....	458.82
Banilad.....	65 54 7	374.96	No work done.....	
Talisay-Manglanilla.....	426 98 64	3,081.76	do.....	
Imus.....	58 76 92	266.72	15.3 per cent completed.....	1,373.91
Binan.....	24 57 84	295.92	32.1 per cent completed.....	512.32
Calamba.....	49 12 75	1,873.36	5.9 per cent completed.....	697.06
Lolomboy.....	14 2 80	86.32	5 per cent completed.....	925.94
Naic.....	1 60	1,440.80	No work done.....	1,244.46
Orion.....	9 80 46	40.08	2.5 per cent completed.....	357.62
Santa Cruz de Malabon.....	27 55	15.20	No work done.....	612.10
Santa Maria de Pandi.....	31 18 80	142.24	2.2 per cent completed.....	1,204.60
Santa Rosa.....	55 24 92	376.88	21.1 per cent completed.....	2,150.90
Total.....	861 2 95.36	8,690.80		11,340.41
Grand total brought forward from last monthly report.	<sup>d</sup> 29,206 65 17	<sup>d</sup> 204,145.39		98,661.30
Grand total.....	30,067 68 12.36	212,836.19		110,001.71

<sup>a</sup> No tenants; grazing privilege granted at 20 cents per head per month.<sup>b</sup> Practically all leased.<sup>c</sup> All leased.<sup>d</sup> Amount corrected per list canceled leases herewith attached.

*List of leases canceled and expired during the month of July, 1906.*

Estate.	Lease Nos.	Total area.	Total rental deducted.
Banilad.....	1,475.....	<i>h. a. c.</i> 3 30 00	₱26.80
Calamba.....	577.....	14 83 55	114.88
Imus.....	22, 134, 149, 193, 200, 202, 211, 214, 227, 498, 1649, 2443.	309 09 99	986.48
Lolomboy.....	182.....	86 40	6.16
Malinta.....	3, 7, 10, 11, 12, 13, 17, 20, 22, 25, 35, 37.	43 01 25	262.00
Naic.....	25, 146, 507.....	18 44 69	185.84
Pandi.....	494.....	8 91 00	35.92
Piedad.....	4, 13, 16, 21.....	9 79 50	65.92
Tala.....	11, 15, 28, 36, 37, 39.....	10 60 25	57.44
Total.....		418 86 63	1,741.44
Lease No. 194, Banilad estate, erroneously reported as canceled during month of June, 1906.		33 52	1.36
Corrected total.....		418 53 11	1,740.08

[Inclosure No. 14.]

*Report of the administration of the friar estates for the month ended August 31, 1906.*

Estate.	Temporary leases.								
	Town lots.		Irrigated farms.		Unirrigated farms.		Executed since last report.	Amount of rental due annually.	Amount collected during this month.
	No.	Area.	No.	Area.	No.	Area.			
		<i>h. a. c.</i>		<i>h. a. c.</i>		<i>h. a. c.</i>			
San Jose <sup>a</sup> .....									₱180.00
Isabela.....			40	34 76 00	3	2 00 00	21	₱183.92	897.00
San Francisco de Malabon.....									101.68
Binagbag <sup>c</sup> .....									271.00
Tala.....					27	47 45 80	20	229.68	87.94
Piedad.....	1	4 80			16	38 69 70	9	215.76	70.64
Muntinlupa.....									
Malinta.....	18	6 2 35			100	193 12 94.53	72	1,153.92	599.68
San Marcos <sup>d</sup> .....									
Matamo <sup>d</sup> .....									
Dampol.....									90.74
Guiguinto.....	1	7 20					1	1.20	56.94
Banilad.....	16	56 81	2	4 20	12	3 95 56	27	40.56	
Talisay-Manglanilla.....	45	2 31 48	73	21 00 88	135	53 17 82	135	525.52	
Imus.....	13	65 09	4	7 32 38	1	1 50 00	18	531.64	1,661.36
Binan.....	33	2 21 72	3	5 29 91	5	28 80 74	35	215.92	2,005.82
Calamba.....	12	76 21			58	32 83 43	55	240.34	1,143.54
Lolomboy.....	16	56 40			22	11 88 00	33	74.88	1,326.22
Naic.....	7	65 27	1	10 00 00	5	35 75 62	12	183.04	1,447.22
Orion.....									504.84
Santa Cruz de Malabon.....	5	5 85	1	2 20 00			5	21.60	366.20
Santa Maria de Pandi.....	18	61 80			61	71 18 40	57	353.92	2,976.24
Santa Rosa.....	59	4 63 75	7	10 33 80	1	1 44 39	64	192.04	2,324.80

<sup>a</sup> No tenants; grazing privilege granted at 20 cents per head per month.<sup>b</sup> Amount reported too late for July reports.<sup>c</sup> Practically all leased.<sup>d</sup> All leased.

*Report of the administration of the friar estates for the month ended August 31, 1906—*  
Continued.

Estate.	Total area contracted for during this month.	Total amount due annually from all contracts executed during this month.	Total amount collected this month.	Progress of surveys to August 31, 1906.
	<i>h. a. c.</i>			
San Jose <sup>a</sup> .....			₱180.00	Complete.
Isabela.....	36 76 00	₱183.92	₱897.00	80 per cent complete.
San Francisco de Malabon.....			101.68	23.5 per cent complete.
Binagbag <sup>c</sup> .....			271.00	Complete.
Tala.....	47 45 80	229.68	87.94	No survey.
Piedad.....	38 74 50	215.76	70.64	Do.
Muntinlupa.....				Do.
Malinta.....	199 15 29.53	1,153.92	599.68	12.5 per cent complete.
San Marcos <sup>d</sup> .....				Complete.
Matamod <sup>d</sup> .....				Do.
Dampol.....			90.74	Do.
Guiguinto.....	7 20	1.20	56.94	Do.
Banilad.....	4 56 57	40.56		Begun.
Talisay-Manglanilla.....	76 50 18	525.52		No survey.
Imus.....	9 47 47	531.64	1,661.36	19 per cent complete.
Binan.....	36 32 37	215.92	2,005.82	41.7 per cent complete.
Calamba.....	33 59 64	240.34	1,143.54	6.1 per cent complete.
Lolomboy.....	12 44 40	74.88	1,326.22	8.2 per cent complete.
Naic.....	46 40 89	183.04	1,447.22	Begun.
Orion.....			504.84	35.1 per cent complete.
Santa Cruz de Malabon.....	2 25 85	21.60	366.20	No survey.
Santa Maria de Pandi.....	71 80 20	353.92	2,976.24	3.3 per cent complete.
Santa Rosa.....	16 41 94	192.04	2,324.80	21.1 per cent complete.
Total.....	631 98 30.53	4,163.94	16,111.86	
Grand total brought forward from last monthly report <sup>e</sup> .....	29,878 55 70.36	211,715.63	110,001.71	
Grand total.....	30,510 54 00.89	215,879.57	126,113.57	

<sup>a</sup> No tenants, grazing privilege granted at 20 cents per head per month.

<sup>b</sup> Amount reported too late for July reports.

<sup>c</sup> Practically all leased.

<sup>d</sup> All leased.

<sup>e</sup> Amount corrected per list canceled and expired leases herewith attached.

*List of leases canceled and expired during the month of August, 1906.*

Estate.	No. of lease.	Total area.	Total rental deducted.
		<i>h. a. c.</i>	
Banilad.....	537, 591.....	7 52 08	₱32.64
Calamba.....	1117.....	3 00 00	18.00
Dampol.....	78, 114, 228, 229, 250.....	17 26 83	72.48
Malinta.....	1, 2, 5, 6, 8, 14, 16, 18, 19, 23, 24, 30, 31, 32, 34, 38, 41, 42, 44, 46, 49, 50, 52, 56, 57, 60, 61, 62, 63, 65, 66, 74, 75, 88, 89, 90, 94, 96, 98, 100, 107, 109, 112, 113, 118, 120, 125, 131, 136, 152, 156, 162, 163, 164, 168, 169, 198, 251, 414, 428.....	100 06 00	587.60
Naic.....	271.....		.80
Piedad.....	11, 18, 23, 24, 35, 36.....	19 27 50	112.88
Santa Rosa.....	461.....	7 50 81	75.12
Tala.....	1, 7, 8, 12, 19, 24, 25, 27, 32, 34, 35, 41, 43, 48, 49, 50, 54, 55, 56, 165, 179.....	25 62 50	136.72
Talisay.....	121, 1132, 1347, 1403, 1523.....	8 86 08	84.32
Total.....		189 12 42	1,120.56

[Inclosure No. 15.]

*Report of the administration of the friar estates for the month ended September 30, 1906.*

Estate.	Temporary leases								
	Town lots.		Irrigated farms.		Unirrigated farms.		Executed since last report.	Amount of rental due annually.	Amount collected during this month.
	No.	Area.	No.	Area.	No.	Area.			
		<i>h. a. c.</i>		<i>h. a. c.</i>		<i>h. a. c.</i>			
San Jose <i>a</i> .....			7	6 72			2	₱33.64	₱180.00
Isabela.....									
San Francisco de Malabon.....									743.86
Binagbag <i>b</i> .....					14	16 82 40	9	122.64	30
Tala.....					19	39 48 00	11	229.52	78.18
Piedad.....	2	33 60							283.16
Muntinlupa.....									169.09
Malinta.....	12	4 57 04.17			150	356 00 44	106	1,946.72	642.34
San Marcos <i>c</i> .....									
Matamo <i>c</i> .....									
Dampol.....									27.08
Guiguinto.....									3.22
Banilad.....	15	2 23 71	2	2 33 40	6	13 74 21	17	221.68	
Talisay-Manglanilla.....	30	5 39 95	40	8 07 70	93	44 62 71	101	533.04	
Imus.....	34	2 36 59	12	12 52 29	3	3 50	37	116.16	2,253.33
Binan.....									2,318.96
Calamba.....	15	1 38 15	1	1 92 64	48	17 08 95	50	173.16	980.24
Lolomboy.....	3	39 60			5	2 20 80	8	19.44	889.50
Naic.....	14	72 44	2	4 77 51			12	64.96	1,136.58
Orion.....									284.38
Santa Cruz de Malabon.....			1	4 50			1	45.04	1,393.00
Santa Maria de Pandi.....	4	20 40			2	2 78 40	6	12.80	659.46
Santa Rosa.....					1	12 2 25	1	36.08	1,972.49

Estate.	Total area contracted for during this month.	Total amount due annually from all contracts executed during this month.	Total amount collected this month.	Surveys' progress to September 30, 1906.
	<i>h. a. c.</i>			
San Jose <i>a</i> .....			₱180.00	Completed.
Isabela.....	6 72 00	₱33.64		80 per cent.
San Francisco de Malabon.....			743.86	27.7 per cent.
Binagbag <i>b</i> .....			30	Completed.
Tala.....	16 82 40	122.64	c 78.18	No surveys.
Piedad.....	39 81 60	229.52		Do.
Muntinlupa.....			169.09	Do.
Malinta.....	361 18 08.17	1,946.72	d 642.34	15 per cent.
San Marcos <i>c</i> .....				Completed.
Matamo <i>c</i> .....				Do.
Dampol.....			27.08	Do.
Guiguinto.....			3.22	Do.
Banilad.....	18 31 32	221.68		Begun.
Talisay-Manglanilla.....	58 10 36	533.04		No surveys.
Imus.....	18 38 88	116.16	2,253.33	19.7 per cent.
Binan.....			2,318.96	58.7 per cent.
Calamba.....	20 39 74	173.16	980.24	6.5 per cent.
Lolomboy.....	2 60 40	19.44	889.50	8.2 per cent.
Naic.....	5 49 95	64.96	1,136.58	0.2 per cent.
Orion.....			284.38	76.2 per cent.
Santa Cruz de Malabon.....	4 50 00	45.04	1,393.00	No surveys.
Santa Maria de Pandi.....	2 98 80	12.80	659.46	4.4 per cent.
Santa Rosa.....	12 2 25	36.08	1,972.49	24.4 per cent.
Total.....	567 35 78.17	3,554.88	14,015.17	
Grand total brought forward from last monthly report. <i>f</i>	30,191 37 31.89	213,953.09	126,113.57	
Grand total.....	30,758 73 10.06	217,507.97	140,128.74	

*a* No tenants: grazing privilege granted at 20 cents per head per month.*b* Practically all leased.*c* Refunds amounting to ₱30.74 deducted.*d* Refunds amounting to ₱13.02 deducted.*e* All leased.*f* Amount corrected per list of leases canceled and expired herewith attached.

*List of leases canceled and expired during the month of September, 1906.*

Estate.	No. of lease.	Total area.	Annual rental deducted.
		<i>h. a. c.</i>	
Banilad.....	509, 570, 577.....	21 58 72	P97.44
Binan.....	38, 80, 143, 278.....	29 94 52	141.76
Dampol.....	30, 131, 220.....	2 20 68	12.44
Guiguinto.....	91.....	11 96 32	91.96
Malinta.....	9, 26, 27, 29, 33, 40, 54, 64, 68, 72, 77, 78, 79, 80, 83, 92, 93, 101, 102, 115, 119, 121, 127, 133, 134, 145, 160, 170, 174, 176, 177, 178, 180, 185, 186, 188, 189, 190, 191, 199, 200, 201, 204, 217, 218, 220, 226, 229, 230, 236, 237, 239, 246, 248, 249, 262, 270, 275, 276, 277, 280, 282, 283, 289, 294, 296, 298, 300, 303, 304, 305, 308, 310, 316, 323, 330, 331, 332, 335, 338, 340, 344, 345, 353, 355, 364, 381, 383, 386, 389, 390, 405, 418, 432, 434, 441, 443, 444, 448, 449, 774, 776, 779.	184 09 50	1,061.36
Naic.....	176.....	9 35 00	97.68
Piedad.....	27, 28, 37, 38, 56, 191, 208.....	12 25 00	81.92
Santa Cruz de Malabon.....	1.....	6 50 00	57.04
Santa Rosa.....	499, 554, 585, 873, 1,069.....	23 46 84	165.44
Tala.....	9, 16, 17, 73, 83, 89, 162, 173, 185, 254, 275.....	17 58 67	117.68
Talisay.....	1571.....	21 44	1.76
Total.....		319 16 69	1,926.48

[Inclosure No. 16.]

*Report of the administration of the friar estates for the quarter ended September 30, 1906.*

Estate.	Temporary leases.						
	Town lots.		Irrigated farms.		Unirrigated farms.		Amount collected during this quarter.
	No.	Area.	No.	Area.	No.	Area.	
		<i>h. a. c.</i>		<i>h. a. c.</i>		<i>h. a. c.</i>	
San Jose <sup>a</sup> .....							P530.00
Isabela.....			47	41 48 00	3	2 00 00	897.00
San Francisco de Malabon.....	1	1 97					1,075.58
Binagbag <sup>b</sup> .....							271.30
Tala.....					51	85 84 20	338.20
Piedad.....	3	38 40			44	99 53 70	499.32
Muntinlupa.....							169.85
Malinta.....	31	10 99 42.28			278	631 86 58.78	1,793.84
San Marcos <sup>c</sup> .....							
Matamo <sup>c</sup> .....							
Dampol.....							650.28
Guiguinto.....	1	7 20					518.98
Banilad.....	73	5 07 70	27	24 47 76	65	58 86 50	
Talisay-Manglanilla.....	314	20 30 84	622	123 46 57	1,125	417 81 77	4,140.32
Imus.....	79	5 26 64	33	50 33 03	16	31 03 60	99
Binan.....	143	8 52 58	13	23 56 89	5	28 80 74	145
Calamba.....	32	2 45 92	1	1 92 64	126	98 73 57	128
Lolomboy.....	23	1 26 00			45	27 81 60	57
Naic.....	22	1 39 31	3	14 77 51	5	35 75 62	25
Orion.....			1	12 48	3	9 67 98	3
Sta. Cruz de Malabon.....	24	33 40	2	6 70 00			24
Sta. Maria de Pandi.....	28	1 04 40			86	104 93 40	84
Sta. Rosa.....	123	8 32 36	11	27 00 27	4	48 36 48	127

<sup>a</sup> No tenants; grazing privilege granted at 20 cents per head per month.<sup>b</sup> Practically all leased.<sup>c</sup> All leased.

*Report of the administration of the friar estates for the quarter ended September 30, 1906—*  
Continued.

Estate.	Surveys' progress to September 30, 1906.	Total area contracted for during this quarter.	Total amount due annually from all contracts executed during this quarter.	Total amount collected this quarter.
		<i>h. a. c.</i>		
San Jose <sup>a</sup> .....	Completed.....			P530.00
Isabela.....	80 per cent.....	43 48 00	P217.56	897.00
San Francisco de Malabon.....	27.7 per cent.....	1 97	.80	1,075.58
Binagbag <sup>b</sup> .....	Completed.....			271.30
Tala.....	No surveys.....	85 84 20	464.80	c338.20
Piedad.....	do.....	99 92 10	567.28	499.32
Muntinlupa.....	do.....			169.85
Malinta.....	15 per cent.....	642 86 01.06	3,561.92	d1,793.84
San Marcos <sup>c</sup> .....	Completed.....			
Matamo <sup>e</sup> .....	do.....			
Dampol.....	do.....			650.28
Guiguinto.....	do.....	7 20	1.20	518.98
Banilad.....	Begun.....	88 41 96	637.20	
Talisay-Manglanilla.....	No surveys.....	561 59 18	4,140.32	
Imus.....	19.7 per cent.....	86 63 27	914.52	5,288.60
Binan.....	58.7 per cent.....	60 90 21	511.84	4,837.10
Calamba.....	6.5 per cent.....	103 12 13	2,286.86	2,820.84
Lolomboy.....	8.2 per cent.....	29 07 60	180.64	3,141.66
Naic.....	0.2 per cent.....	51 92 44	1,688.80	3,828.26
Orion.....	76.2 per cent.....	9 80 46	40.08	1,146.84
Sta. Cruz de Malabon.....	No surveys.....	7 03 40	81.84	2,371.30
Sta. Maria de Pandi.....	4.4 per cent.....	105 97 80	508.96	4,840.30
Sta. Rosa.....	24.4 per cent.....	83 69 11	605.00	6,448.19
Total.....		2,060 37 04.06	16,409.62	41,467.44
Grand total brought forward from last quarterly report.....		f28,698 36 06	f201,098.35	98,661.30
Grand total of area contracted for to date, on all estates.....		30,758 73 10.06	217,507.97	140,128.74

<sup>a</sup> No tenants; grazing privilege granted at 20 cents per head per month.

<sup>b</sup> Practically all leased.

<sup>c</sup> Refunds amounting to P30.74, deducted.

<sup>d</sup> Refunds, amounting to P13.02, deducted.

<sup>e</sup> All leased.

<sup>f</sup> Amount corrected per list of leases canceled and expired herewith attached.

[Inclosure No. 17.]

DEPARTMENT OF THE INTERIOR,  
BUREAU OF LANDS,  
Manila, October 15, 1906.

The EXECUTIVE SECRETARY, Manila, P. I.

SIR: Herewith I have the honor to submit, for the consideration of the Philippine Commission, a report in duplicate of the operations on the various friar estates during the quarter ending September 30, 1906.

Very respectfully,

C. H. SLEEPER,  
Director of Lands.



[Inclosure No. 18.]

*List of leases canceled and expired during the months of July, August, and September, 1906*

## JULY

Estate.	No. of lease.	Total area.	Total rental deducted.
		<i>h. a. c.</i>	
Banilad.....	1, 475.....	3 30 00	P26.80
Calamba.....	577.....	14 83 55	114.88
Imus.....	22, 134, 149, 193, 200, 202, 211, 214, 227, 498, 1649, 2443.....	309 09 99	986.48
Lolomboy.....	182.....	86 40	6.16
Malinta.....	3, 7, 10, 11, 12, 13, 17, 20, 22, 25, 35, 37.....	43 01 25	262.00
Naic.....	25, 146, 507.....	18 44 69	185.84
Pandi.....	494.....	8 91 00	35.92
Piedad.....	4, 13, 16, 21.....	9 79 50	65.92
Tala.....	11, 15, 28, 36, 37, 39.....	10 60 25	57.44
Total.....		418 86 63	1,741.44
Lease No. 194, Banilad estate, erroneously reported as canceled during month of June, 1906.		33 52	1.36
Corrected total.....		418 53 11	1,740.08

## AUGUST.

		<i>h. a. c.</i>	
Banilad.....	537, 591.....	7 52 08	P32.64
Calamba.....	1117.....	3 00 00	18.00
Dampol.....	78, 114, 228, 229, 250.....	17 26 83	72.48
Malinta.....	1, 2, 5, 6, 8, 14, 16, 18, 19, 23, 24, 30, 31, 32, 34, 38, 41, 42, 44, 46, 49, 50, 52, 56, 57, 60, 61, 62, 63, 65, 66, 74, 75, 88, 89, 90, 94, 96, 98, 100, 107, 109, 112, 113, 118, 120, 125, 131, 136, 152, 156, 162, 163, 164, 168, 169, 198, 251, 414, 428.....	100 06 00	587.60
Naic.....	271.....	62	.80
Piedad.....	11, 18, 23, 24, 35, 36.....	19 27 50	112.88
Santa Rosa.....	461.....	7 50 81	75.12
Tala.....	1, 7, 8, 12, 19, 24, 25, 27, 32, 34, 35, 41, 43, 48, 49, 50, 54, 55, 56, 165, 179.....	25 62 50	136.72
Talisay.....	121, 1132, 1347, 1403, 1523.....	8 86 08	84.32
Total.....		189 12 42	1,120.56

## SEPTEMBER.

		<i>h. a. c.</i>	
Banilad.....	509, 570, 577.....	21 58 72	P97.44
Binan.....	38, 80, 143, 278.....	29 94 52	141.76
Dampol.....	30, 131, 220.....	2 20 68	12.44
Guiguinto.....	91.....	11 96 32	91.96
Malinta.....	9, 26, 27, 29, 33, 40, 54, 64, 68, 72, 77, 78, 79, 80, 83, 92, 93, 101, 102, 115, 119, 121, 127, 133, 134, 145, 160, 170, 174, 176, 177, 178, 180, 185, 186, 188, 189, 190, 191, 199, 200, 201, 204, 217, 218, 220, 226, 229, 230, 236, 237, 239, 246, 248, 249, 262, 270, 275, 276, 277, 280, 282, 283, 289, 294, 296, 298, 300, 303, 304, 305, 308, 310, 316, 323, 330, 331, 332, 335, 338, 340, 344, 345, 353, 355, 364, 381, 383, 386, 389, 390, 405, 418, 432, 434, 441, 443, 444, 448, 449, 774, 776, 779.....	184 09 50	1,061.36
Naic.....	176.....	9 35 00	97.68
Piedad.....	27, 28, 37, 38, 56, 191, 208.....	12 25 00	81.92
Santa Cruz de Malabon.....	1.....	6 50 00	57.04
Santa Rosa.....	499, 554, 585, 873, 1069.....	23 46 84	165.44
Tala.....	9, 16, 17, 73, 83, 89, 162, 173, 185, 254, 275.....	17 58 67	117.68
Talisay.....	1571.....	21 44	1.76
Total.....		319 16 69	1,926.48

[Inclosure No. 19.]

*Report of the administration of the friar estates for the month ended October 31, 1906.*

Estate.	Temporary leases.						
	Town lots.		Irrigated farms.		Unirrigated farms.		Amount collected during this month.
	No.	Area.	No.	Area.	No.	Area.	
		<i>h. a. c.</i>		<i>h. a. c.</i>		<i>h. a. c.</i>	
San Jose <i>a</i> .....							P180.00
San Francisco de Malabon.....	301	44 00 01	136	404 57 38	1	54 30	283 P4,468.56
Binagbag <i>b</i> .....							196.64
Tala.....	7	98 82			78	137 59 40	65 803.84
Piedad.....	10	1 75 20			126	246 38 60	92 1,450.64
Muntinlupa.....	8	97 01			14	14 00 45	18 33.88
Malinta.....	27	8 79 94.45			229	438 86 36.50	183 2,693.60
San Marcos <i>c</i> .....							
Matamo <i>c</i> .....							
Dampole.....							126.82
Guiguinto <i>c</i> .....							.60
Banilad.....	8	17 44			2	69 88	9 16.72
Talisay-Manglanilla.....	23	2 15 44	31	5 89 12	66	22 60 40	75 246.56
Imus.....	37	3 36 10	11	21 54 75	6	8 25 00	44 167.20
Binan.....	24	1 23 54	3	7 84 57			26 105.04
Calamba.....	2	17 49			47	76 28 61	30 435.28
Lolomboy.....	15	73 20			19	8 71 20	26 86.00
Nalc.....	6	39 95	1	1 30 18	2	13 00 32	8 51.12
Orion.....					1	1 70 40	1 6.88
San Cruz de Malabon.....							753.02
Santa Maria de Pandi.....	32	2 07 60			103	102 96 60	79 576.64
Santa Rosa.....	22	1 41 98	2	4 67 82	7	202 18 99	30 885.86

Estate.	Total area contracted for during this month.	Total amount due annually from all contracts executed during this month.	Total amount collected this month.	Progress of surveys to Oct. 31, 1906.
	<i>h. a. c.</i>			
San Jose <i>a</i> .....			P180.00	Completed.
San Francisco de Malabon.....	449 11 69	P4,468.56	196.64	Completed 80.4 per cent.
Binagbag <i>b</i> .....			66.32	Completed 29.6 per cent.
Tala.....	138 58 22	863.84	107.64	Completed.
Piedad.....	248 13 80	1,450.64	441.46	No work done.
Muntinlupa.....	14 97 46	33.88	142.54	Do.
Malinta.....	447 66 30.95	2,693.60	491.84	Do.
San Marcos <i>c</i> .....				Completed 17.3 per cent.
Matamo <i>c</i> .....				Completed.
Dampole <i>c</i> .....			126.82	Do.
Guiguinto <i>c</i> .....			.60	Do.
Banilad.....	87 32	16.72	1,081.08	Do.
Talisay-Manglanilla.....	30 64 96	246.56	3,853.23	Completed 5.8 per cent.
Imus.....	33 15 85	167.20	2,162.02	No work done.
Binan.....	9 08 11	105.04	2,511.46	Completed 23.2 per cent.
Calamba.....	76 46 10	435.28	2,034.16	Completed 68.7 per cent.
Lolomboy.....	9 44 40	86.00	3,143.86	Completed 6.5 per cent.
Nalc.....	14 70 45	51.12	3,037.84	Completed 10 per cent.
Orion.....	1 70 40	6.88	783.36	Completed 0.06 per cent.
San Cruz de Malabon.....			753.02	Completed.
Santa Maria de Pandi.....	105 04 20	576.64	5,201.09	No work done.
Santa Rosa.....	208 28 79	885.86	2,419.62	Completed 5.8 per cent.
Total.....	1,787 88 05.95	12,087.82	28,734.60	Completed 29 per cent.
Grand total brought forward from last monthly report.	229,996 69 31.48	2,212,172.01	2,140,101.52	
Grand total.....	31,784 57 37.43	224,259.83	168,836.12	

*a* No tenants; grazing privilege granted at 20 cents per head per month.*b* Practically all leased.*c* All leased.*d* Amount corrected per list of leases canceled and expired herewith attached.*e* Corrected total, amounts refunded being deducted.

[Inclosure No. 20.]

*List of leases canceled and expired during the month of October, 1906.*

Estate.	No. of lease.	Total area.	Annual rental.
		<i>h. a. c.</i>	
Banilad.....	6, 506, 539.....	7 59 48	₱60.88
Calamba.....	558.....	4 82	4.80
Malinta.....	4, 28, 45, 48, 59, 69, 70, 71, 82, 85, 91, 97, 99, 105, 117, 138, 140, 142, 143, 150, 151, 154, 157, 159, 165, 167, 171, 172, 181, 182, 192, 193, 195, 197, 205, 206, 209, 215, 216, 222, 224, 227, 233, 234, 235, 238, 241, 243, 245, 247, 252, 255, 256, 260, 261, 266, 267, 268, 269, 271, 272, 273, 274, 278, 279, 281, 291, 292, 293, 295, 297, 299, 301, 306, 309, 311, 312, 313, 314, 318, 319, 320, 321, 325, 327, 328, 334, 336, 339, 341, 342, 343, 347, 348, 349, 351, 354, 360, 361, 363, 365, 367, 371, 375, 376, 382, 388, 391, 392, 393, 394, 396, 397, 400, 402, 408, 410, 411, 412, 415, 416, 417, 419, 420, 422, 425, 427, 429, 433, 445, 446, 451, 454, 455, 465, 471, 476, 478, 484, 486, 487, 489, 491, 492, 499, 505, 519, 521, 531, 534, 542, 546, 553, 555, 558, 560, 561, 562, 570, 572, 576, 594, 603, 608, 614, 620, 641, 650, 671, 703, 709, 715, 719, 766, 784.	224 46 25	1, 409.52
Naic.....	778.....	13 30 18	109.04
Orion.....	401.....	8 97 7	35.92
Piedad.....	1, 3, 5, 6, 7, 12, 14, 17, 19, 25, 29, 30, 31, 32, 33, 39, 41, 44, 46, 48, 49, 50, 51, 53, 54, 55, 57, 58, 59, 60, 61, 65, 66, 67, 68, 85, 95, 97, 100, 104, 105, 108, 109, 111, 112, 120, 121, 123, 124, 125, 128, 144, 145, 146, 156, 174, 181, 182, 183, 184, 185, 198, 204, 213, 214, 216, 260, 263, 270, 273, 275, 279, 280, 281, 282, 283.	115 46 48	700.00
San Francisco de Malabon....	7, 8, 9, 11, 18, 54, 55, 58, 65, 66, 74, 88, 93, 96, 98, 105, 112, 130, 133, 134, 136, 170, 171, 172, 173, 174, 188, 189, 207, 209, 219, 220, 222, 223, 224, 225, 227, 229, 232, 238, 244, 247, 248, 249, 251, 256, 259, 262, 275, 276, 279, 280, 281, 282, 298, 299, 302, 303, 305, 306, 308, 309, 310, 311, 314, 316, 320, 321, 326, 330, 333, 334, 335, 347, 351, 354, 361, 364, 365, 370, 386, 387, 388, 389, 392, 403, 404, 405, 413, 419, 430, 431, 433, 438, 439, 445, 446, 447, 453, 454, 455, 456, 457, 458, 459, 464, 466, 467, 468, 472, 475, 476, 478, 481, 482, 483, 485, 496, 501, 504, 508, 509, 510, 514, 519, 520, 522, 527, 530, 531, 537, 538, 539, 540, 544, 551, 553, 560, 561, 562, 563, 564, 569, 583, 597, 598, 599, 600, 601, 608, 629, 630, 631, 636, 643, 648, 651, 652, 653, 656, 657, 669, 670, 682, 687, 689, 705, 710, 720, 721, 722, 723, 731, 735, 741, 746, 756, 760, 764, 776, 777, 778, 785, 794, 795, 796, 800, 801, 803, 823, 824, 834, 835, 837, 855, 859, 860, 862, 869, 870, 876, 897, 906, 907, 908, 909, 923, 927, 931, 933, 940, 946, 947, 958, 963, 964, 970, 973, 975, 977, 979, 982, 992, 995, 996, 997, 1000, 1002, 1003, 1004, 1007, 1010, 1018, 1020, 1021, 1023, 1026, 1028, 1039, 1053, 1077, 1079, 1099, 1102, 1103, 1108, 1249, 1287, 1304, 1313, 1328, 1343, 1352, 1357, 1401, 1402, 1412, 1416, 1418.	290 96 23.58	2, 365.64
Tala.....	2, 3, 6, 10, 13, 14, 18, 22, 26, 29, 31, 38, 40, 42, 46, 47, 57, 58, 61, 64, 65, 67, 68, 69, 71, 72, 75, 76, 77, 78, 79, 84, 86, 87, 88, 90, 91, 92, 93, 94, 96, 98, 104, 108, 110, 112, 118, 120, 121, 123, 125, 126, 127, 129, 130, 131, 140, 149, 158, 164, 167, 170, 172, 176, 177, 178, 182, 214, 234, 235, 278, 279.	94 81 57	615.44
Talisay-Minglanilla.....	183, 1131.....	6 41 70	34.72
Total.....	.....	762 03 78.58	5, 335.96

[Inclosure No. 21.]

*Report of the administration of the friar estates for the month ended November 30, 1907.*

Estate.	Temporary leases.								
	Town lots.		Irrigated farms.		Unirrigated farms.		Executed since last report.	Amount of rental due annually.	Amount collected during this month.
	No.	Area.	No.	Area.	No.	Area.			
		<i>h. a. c.</i>		<i>h. a. c.</i>		<i>h. a. c.</i>			
San Jose <sup>a</sup> .....									<b>₱180.00</b>
San Francisco de Malabon.....	166	25 92 12	61	160 3 22			134	<b>₱1,870.72</b>	1,739.80
Binagbag <sup>b</sup> .....									
Tala.....	105	7 2 79			64	100 1 20	151	602.40	168.70
Piedad.....	69	6 91 25	1	1 20 00	142	232 8 20	174	1,231.52	371.16
Muntinlupa.....					2	4 00 00	1	8.00	39.78
Malinta.....	66	7 58 3	5	12 4 80	241	284 14 34.44	262	1,654.08	692.60
San Marcos <sup>c</sup> .....									
Matamo <sup>c</sup> .....									
Dampole <sup>c</sup> .....									
Guiguinto <sup>c</sup> .....									
Banilad.....	2	2 16	2	38 88	2	3 35 44	6	26.40	495.72
Talisay-Manglianilla.....	13	56 00	26	6 65 8	63	21 77 44	74	227.44	1,061.74
Imus.....	35	3 99 28	21	64 86 6	3	19 50 00	44	516.56	2,045.12
Biñan.....	2	9 43					2	2.40	1,765.96
Calamba.....									2,366.62
Lolomboy.....									1,313.28
Naic.....	49	1 92 37	2	23 00 00	2	100 12 15	50	430.48	3,375.22
Orion.....									258.46
Santa Cruz de Malabon.....	3	8 00	4	17 00 00			5	138.64	472.10
Santa Maria de Pandi.....									3,190.90
Santa Rosa.....	1	6 68			1	62 7 59	6	249.52	1,751.40

Estate.	Progress of surveys to November 30, 1906.	Total area contracted for during this month.	Total amount due annually from all contracts executed during this month.	Total amount collected this month.
		<i>h. a. c.</i>		
San Jose <sup>a</sup> .....	Completed.....			<b>₱180.00</b>
Isabela.....	85 per cent completed.....			
San Francisco de Malabon.....	31.2 per cent completed.....	185 95 34	<b>₱1,870.72</b>	1,739.80
Binagbag <sup>b</sup> .....	Completed.....			
Tala.....	No work done.....	107 03 99	602.40	168.70
Piedad.....	do.....	240 19 45	1,231.52	371.16
Muntinlupa.....	do.....	4 00 00	8.00	39.78
Malinta.....	21.7 per cent completed.....	303 77 17.44	1,654.08	692.60
San Marcos <sup>c</sup> .....	Completed.....			
Matamo <sup>c</sup> .....	do.....			
Dampole <sup>c</sup> .....	do.....			
Guiguinto <sup>c</sup> .....	do.....			
Banilad.....	Begun.....	3 76 48	26.40	495.72
Talisay-Mangilanilla.....	No work done.....	28 98 52	227.44	1,061.74
Imus.....	23.2 per cent completed.....	88 35 34	516.56	2,045.12
Biñan.....	76.6 per cent completed.....	9 43	2.40	1,765.96
Calamba.....	8.4 per cent completed.....			2,366.62
Lolomboy.....	13.9 per cent completed.....			1,313.28
Naic.....	3.3 per cent completed.....	125 4 52	430.48	3,375.22
Orion.....	Completed.....			258.46
Santa Cruz de Malabon.....	No work done.....	17 8 00	138.64	472.10
Santa Maria de Pandi.....	7.4 per cent completed.....			3,190.90
Santa Rosa.....	34.5 per cent completed.....	62 14 27	249.52	1,701.40
Total.....		1,166 42 51.44	6,958.16	21,238.56
Grand total brought forward from last monthly report.		30,682 15 29.43	217,298.19	168,836.12
Grand total.....		31,848 57 80.87	224,256.35	190,074.68

<sup>a</sup> No tenants; grazing privilege granted at 20 cents per head per month.<sup>b</sup> Practically all leased.<sup>c</sup> All leased.<sup>d</sup> Amount corrected per list of leases canceled and expired herewith attached.

[Inclosure No. 22.]

*List of leases canceled and expired during the month of November, 1906.*

Estate.	No. of lease.	Total area.	Annual rental.
		<i>h. a. c.</i>	
Banilad.....	283, 408.....	45 21 84	₱186.16
Binan.....	169.....	5 54 45	55.44
Calamba.....	11, 31, 86, 91, 99, 108, 144, 155, 192, 250, 277, 307, 374, 389, 400, 488, 583, 587, 664, 667, 682, 696, 704, 705, 708, 729, 757, 776, 1109, 1198, 1206, 1283.	122 14 40	1,704.56
Imus.....	105, 236, 280, 319, 358, 441, 446, 504, 566, 2990, 3166.	42 19 84	264.64
Malinta.....	15, 51, 76, 84, 95, 108, 110, 124, 126, 128, 129, 135, 141, 158, 166, 196, 211, 212, 213, 214, 219, 221, 231, 240, 244, 257, 258, 285, 287, 290, 307, 317, 322, 324, 333, 358, 359, 362, 369, 373, 399, 401, 403, 404, 406, 409, 413, 423, 424, 435, 436, 439, 447, 453, 458, 460, 462, 464, 466, 467, 468, 469, 472, 475, 477, 479, 480, 490, 495, 500, 502, 509, 510, 511, 516, 520, 522, 523, 524, 526, 527, 528, 529, 530, 535, 536, 544, 547, 556, 557, 565, 566, 568, 571, 573, 577, 578, 579, 580, 582, 584, 585, 587, 588, 592, 607, 610, 611, 612, 613, 629, 635, 639, 643, 655, 657, 660, 664, 667, 675, 676, 677, 678, 681, 684, 686, 687, 693, 694, 699, 700, 701, 705, 710, 711, 714, 717, 718, 720, 722, 723, 734, 739, 742, 748, 752, 759, 760, 767, 773, 777, 788, 791, 795, 801, 807, 809, 819, 832, 854, 855, 856, 857, 858, 859, 860, 862, 863, 865, 866, 867, 868, 869, 870, 871, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959.	236 79 80	1,277.04
Naic.....	693.....	123 00 00	384.00
Orlon.....	344, 382.....	36 23 69	120.96
Piedad.....	74, 77, 78, 80, 81, 88, 89, 91, 116, 119, 132, 134, 138, 139, 150, 152, 157, 163, 165, 168, 172, 178, 180, 186, 187, 188, 190, 192, 194, 195, 207, 218, 219, 221, 224, 225, 226, 227, 229, 230, 234, 236, 237, 240, 242, 243, 244, 245, 248, 256, 257, 258, 259, 261, 276, 277, 278, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 382, 384, 385, 386, 387, 390, 391, 392, 393, 394, 395, 396, 397, 398, 403, 404, 405, 406, 407, 408, 409, 410.	207 47 60	1,027.52
San Francisco de Malabon.....	64, 73, 75, 80, 84, 87, 104, 108, 129, 177, 178, 181, 226, 228, 253, 270, 291, 302, 313, 344, 345, 355, 357, 368, 375, 376, 380, 391, 395, 398, 401, 420, 421, 424, 435, 437, 451, 465, 469, 470, 471, 474, 491, 493, 494, 497, 511, 512, 521, 523, 524, 525, 528, 533, 534, 535, 536, 572, 574, 575, 577, 588, 604, 606, 616, 622, 623, 625, 628, 632, 634, 642, 654, 655, 658, 668, 684, 690, 699, 702, 711, 718, 719, 730, 736, 742, 771, 773, 775, 782, 799, 805, 832, 833, 836, 843, 846, 851, 852, 856, 858, 861, 872, 890, 904, 911, 914, 916, 918, 921, 948, 951, 953, 956, 980, 984, 998, 1009, 1011, 1017, 1032, 1060, 1097, 1100, 1104, 1107, 1153, 1215, 1301, 1329.	172 18 96	1,350.96
Santa Maria de Pandi.....	1630.....	6 00 00	39.00
Santa Rosa.....	467.....	19 89 66	79.60

*List of leases canceled and expired during the month of November, 1906—Continued.*

Estate.	No. of lease.	Total area.	Annual rental.
		<i>h. a. c.</i>	
Tala.....	21, 51, 95, 97, 106, 107, 111, 113, 132, 133, 134, 135, 139, 141, 145, 150, 157, 159, 160, 161, 174, 175, 186, 187, 189, 190, 191, 192, 193, 194, 195, 197, 198, 199, 200, 201, 202, 203, 204, 206, 207, 208, 209, 210, 211, 212, 215, 218, 219, 220, 221, 222, 223, 224, 226, 227, 228, 229, 230, 231, 232, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 253, 261, 266, 272, 274, 276, 277, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356.	85 64 84	P470.96
Talisay.....	148.....	7 00	.80
Total.....		1,102 42 08	6,961.64

[Inclosure No. 23.]

*Report of the administration of the friar estates for the quarter ended December 31, 1906.*

Estate.	Temporary leases.								
	Town lots.		Irrigated farms.		Unirrigated farms.		Executed since last report.	Amount of rental due annually.	Amount collected during this quarter.
	No.	Area.	No.	Area.	No.	Area.			
		<i>h. a. c.</i>		<i>h. a. c.</i>		<i>h. a. c.</i>			
San Jose <sup>a</sup> .....									P540.00
San Francisco de Malabon.....	739	111 10 88	248	659 59 66	2	50 54 30	659	P7,839.92	3,709.36
Binagbag <sup>b</sup> .....									73.50
Tala.....	123	8 6 41			203	351 48 8	259	2,216.40	350.14
Piedad.....	87	10 28 45	1	1 20 00	343	624 72 00	328	3,601.70	923.92
Muntinlupa.....	10	1 73 41			22	20 75 45	26	50.00	196.84
Malinta.....	108	21 56 23.44	5	12 4 80	693	1,158 45 37.87	591	6,955.20	1,603.78
San Marcos <sup>c</sup> .....									34.00
Matamo <sup>c</sup> .....									749.62
Dampol <sup>c</sup> .....					2	4 97 46	2	39.84	1,304.34
Guiguinto <sup>c</sup> .....					24	70 72 60	31	348.08	2,002.98
Banilad.....	18	5 77 9	4	1 5 94	155	52 79 80	180	550.48	5,665.19
Talisay-Manglanilla.....	45	36 51 53	57	13 49 39	15	34 2 00	109	736.56	5,501.80
Imus.....	86	8 63 64	38	91 00 6			62	420.48	5,704.36
Binan.....	54	3 22 66	12	35 22 15	78	157 67 20	95	1,690.16	5,491.50
Calamba.....	37	3 53 64	18	53 71 91	54	18 94 20	56	161.12	4,757.34
Lolomboy.....	21	93 60			10	119 48 2	90	553.92	7,747.80
Naic.....	87	4 43 68	3	24 30 18	4	18 6 80	4	72.40	1,156.88
Orion.....									
Sta. Cruz de Malabon.....	7	66 00	15	51 41 00			13	421.36	1,324.46
Sta. Maria de Pandi.....	117	5 71 2			343	283 79 14	266	1,576.00	9,652.37
Santa Rosa.....	36	1 30 45	6	17 5 38	9	279 26 58	47	1,335.70	5,151.68

<sup>a</sup> No tenants; grazing privilege granted at 20 cents per head per month.

<sup>b</sup> Practically all leased.

<sup>c</sup> All leased.

*Report of the administration of the friar estates for the quarter ended December 31, 1906—*  
Continued.

Estate.	Progress of surveying to January 1, 1907.	Total area contracted for during this quarter.	Total amount due annually from all contracts executed during this quarter.	Total amount collected this quarter.
		<i>h. a. c.</i>		
San Jose <i>a</i> .....	Complete.....			P540.00
Isabela.....	90 per cent complete.....			
San Francisco de Malabon.....	34.2 per cent complete.....	821 54 84	P7,839.92	3,709.36
Binagbag <i>b</i> .....	Complete.....			73.50
Tala.....	No surveys.....	359 54 49	2,216.40	350.14
Piedad.....	do.....	636 20 45	3,601.70	923.92
Muntinlupa.....	do.....	22 48 86	50.00	196.84
Malinta.....	21.7 per cent complete.....	1,192 6 41.31	6,955.20	1,603.78
San Marcos <i>c</i> .....	Complete.....			
Matamo <i>c</i> .....	do.....			34.00
Dampol <i>c</i> .....	do.....			749.62
Guiguinto <i>c</i> .....	do.....	4 97 46	39.84	1,304.34
Banilad.....	39.3 per cent complete.....	72 55 63	348.08	2,002.98
Talisay-Manglanilla.....	No surveys.....	69 34 43	550.48	5,665.19
Imus.....	27.6 per cent complete.....	133 65 70	736.56	5,501.80
Binan.....	85.8 per cent complete.....	38 44 81	420.48	5,704.36
Calamba.....	9.9 per cent complete.....	214 92 75	1,690.16	5,491.50
Lolomboy.....	13.9 per cent complete.....	19 87 80	161.12	4,757.34
Nalc.....	4.1 per cent complete.....	148 21 88	553.92	7,747.80
Orion.....	Complete.....	18 6 80	72.40	1,156.88
Santa Cruz de Malabon.....	No surveys.....	52 7 00	421.36	1,324.46
Santa Maria de Pandi.....	10.7 per cent complete.....	289 50 16	1,576.00	9,652.37
Santa Rosa.....	40.8 per cent complete.....	298 62 41	1,335.70	5,151.68
Total.....		4,392 11 88.31	28,569.32	63,641.86
Grand total brought forward from last quarterly report.		228,223 25 42.48	2,200,631.29	140,101.52
Grand total.....		32,615 37 30.79	229,200.61	203,743.38

*a* No tenants; grazing privilege granted at 20 cents per head per month.

*b* Practically all leased.

*c* All leased.

*d* Amount corrected per list of leases canceled and expired herewith attached.

*e* Corrected total, amount of refunds deducted.

[Inclosure No. 24.]

*List of leases canceled and expired during the month of December, 1906.*

Estate.	No. of lease.	Total area.	Annual rental.
		<i>h. a. c.</i>	
Banilad.....	488.....	2 72	P1.36
Calamba.....	11, 86, 91, 99, 144, 155, 192, 250, 277, 574, 1198.....	73 49 62	677.92
Guiguinto.....	15.....	4 97 45	39.80
Lolomboy.....	1732, 1738.....	4 32	25.92
Malinta.....	21, 36, 43, 47, 104, 106, 111, 116, 153, 173, 179, 183, 187, 203, 207, 208, 210, 228, 242, 253, 263, 265, 286, 288, 326, 337, 356, 374, 377, 385, 421, 426, 430, 440, 442, 463, 452, 493, 494, 496, 497, 503, 507, 513, 514, 515, 517, 518, 525, 533, 538, 541, 543, 545, 548, 550, 551, 552, 554, 559, 563, 564, 567, 586, 590, 597, 598, 602, 605, 615, 617, 619, 624, 625, 626, 632, 633, 634, 636, 638, 640, 644, 645, 646, 649, 651, 661, 663, 668, 670, 673, 679, 680, 683, 685, 689, 691, 695, 698, 704, 713, 716, 724, 725, 728, 731, 732, 733, 744, 745, 746, 754, 755, 756, 758, 761, 762, 763, 764, 765, 768, 770, 771, 789, 793, 794, 796, 800, 802, 803, 808, 810, 816, 818, 820, 822, 835, 849, 850, 851, 864, 862, 47, 94, 462, 463, 557, 739.....	238 57 10	1,438.56
Nalc.....	2, 22, 26, 34, 43, 45, 52, 63, 70, 71, 75, 76, 79, 82, 83, 96, 98, 102, 107, 114, 122, 133, 140, 149, 153, 155, 158, 159, 160, 161, 162, 164, 166, 169, 171, 175, 189, 193, 202, 203, 206, 209, 211, 220, 231, 232, 233, 238, 251, 254, 262, 264, 266, 267, 268, 269.....	28 80 34 83 78 57	267.36 519.68
Piedad.....			

*List of leases canceled and expired during the month of December, 1906—Continued.*

Estate.	No. of lease.	Total area.	Annual rental.
		<i>h. a. c.</i>	
San Francisco de Malabon....	5, 25, 26, 76, 77, 85, 95, 99, 101, 102, 109, 116, 119, 131, 167, 179, 183, 199, 210, 250, 252, 278, 283, 287, 296, 304, 312, 352, 359, 362, 363, 367, 371, 373, 374, 377, 384, 385, 390, 394, 422, 427, 429, 434, 473, 477, 479, 480, 484, 486, 495, 503, 505, 506, 507, 517, 518, 526, 529, 532, 545, 546, 550, 565, 566, 567, 568, 571, 573, 584, 591, 613, 614, 615, 621, 626, 627, 638, 646, 637, 649, 650, 660, 663, 664, 667, 672, 673, 674, 675, 676, 678, 685, 693, 701, 703, 704, 707, 712, 713, 714, 715, 716, 717, 725, 726, 729, 732, 733, 739, 740, 743, 744, 745, 748, 749, 765, 780, 784, 790, 798, 804, 810, 813, 814, 838, 844, 853, 863, 871, 873, 879, 886, 939, 960, 967, 978, 983, 989, 1019, 1045, 1073, 1075, 1098, 1105, 1210, 1222, 1233, 1234, 1237, 1239, 1240, 1241, 1246, 1258, 1280, 1288, 1292, 1302, 1309, 1310, 1321, 1322, 1332, 1338, 1339, 1341, 1346, 1349, 1354, 1355, 1356, 1358, 1360, 1361, 1362, 1368, 1381, 1386, 1390, 1392, 1394, 1406.	131 95 81	P851.36
Sta. Cruz de Malabon.....	7, 33, 113, 115, 120, 285, 401, 518, 562, 827.....	39 49.00	318.72
Sta. Maria de Pandi.....	263, 810.....	72.00	11.20
Tala.....	4, 20, 23, 30, 33, 45, 59, 60, 62, 63, 70, 80, 100, 101, 102, 103, 114, 115, 122, 128, 138, 142, 144, 147, 148, 151, 153, 154, 155, 156, 166, 168, 180, 183, 188, 213, 217, 225, 255, 258, 265, 268, 281.	63 34 70	414.08
Talisay-Minglanilla.....	665, 1276, 1988.....	1 52 50	13.12
Total.....		671 01 81	4,579.08

[Inclosure No. 25.]

*List of leases canceled and expired during the month of October, 1906.*

Estate.	No. of lease.	Total area.	Annual rental.
		<i>h. a. c.</i>	
Banilad.....	6, 506, 539.....	7 59 48	P60.88
Calamba.....	558.....	4 82	4.80
Malinta.....	4, 28, 45, 48, 59, 69, 70, 71, 82, 85, 91, 97, 99, 105, 117, 138, 140, 142, 143, 150, 151, 154, 157, 159, 165, 167, 171, 172, 181, 182, 192, 193, 195, 197, 205, 206, 209, 215, 216, 222, 224, 227, 233, 234, 235, 238, 241, 243, 245, 247, 252, 255, 256, 260, 261, 266, 267, 268, 269, 271, 272, 273, 274, 278, 279, 281, 291, 292, 293, 295, 297, 299, 301, 306, 309, 311, 312, 313, 314, 318, 319, 320, 321, 325, 327, 328, 334, 336, 339, 341, 342, 343, 347, 348, 349, 351, 354, 360, 361, 363, 365, 367, 371, 375, 376, 382, 388, 391, 392, 393, 394, 396, 397, 400, 402, 408, 410, 411, 412, 415, 416, 417, 419, 420, 422, 425, 427, 429, 433, 445, 446, 451, 454, 455, 465, 471, 476, 478, 484, 486, 487, 489, 491, 492, 499, 505, 519, 521, 531, 534, 542, 546, 553, 555, 558, 560, 561, 562, 570, 572, 576, 594, 603, 608, 614, 620, 641, 650, 671, 703, 709, 715, 719, 766, 784.	224 46 25	1,409.52
Naic.....	778.....	13 30 18	109.04
Orion.....	401.....	8 97 7	35.92
Piedad.....	1, 3, 5, 6, 7, 12, 14, 17, 19, 25, 29, 30, 31, 32, 33, 39, 41, 44, 46, 48, 49, 50, 51, 53, 54, 55, 57, 58, 59, 60, 61, 65, 66, 67, 68, 85, 95, 97, 100, 104, 105, 108, 109, 111, 112, 120, 121, 123, 124, 125, 128, 144, 145, 146, 156, 174, 181, 182, 183, 184, 185, 198, 204, 213, 214, 216, 260, 263, 270, 273, 275, 279, 280, 281, 282, 283.	115 46 48	700.00



*List of leases canceled and expired during the month of October, 1906—Continued.*

Estate.	No. of lease.	Total area.	Annual rental.
		<i>h. a. c.</i>	
San Francisco de Malabon.....	7, 8, 9, 11, 18, 54, 55, 58, 65, 66, 74, 88, 93, 96, 98, 105, 112, 130, 133, 134, 136, 170, 171, 172, 173, 174, 188, 189, 207, 209, 219, 220, 222, 223, 224, 225, 227, 229, 232, 238, 244, 247, 248, 249, 251, 256, 259, 262, 275, 276, 279, 280, 281, 282, 298, 299, 302, 303, 305, 306, 308, 309, 310, 311, 314, 316, 320, 321, 326, 330, 333, 334, 335, 347, 351, 354, 361, 364, 365, 370, 386, 387, 388, 389, 392, 403, 404, 405, 413, 419, 430, 431, 433, 438, 439, 445, 446, 447, 453, 454, 455, 456, 457, 458, 459, 464, 466, 467, 468, 472, 475, 476, 478, 481, 482, 483, 485, 496, 501, 504, 508, 509, 510, 514, 519, 520, 522, 527, 530, 531, 537, 538, 539, 540, 544, 551, 553, 560, 561, 562, 563, 564, 569, 583, 597, 598, 599, 600, 601, 608, 629, 630, 631, 636, 643, 648, 651, 652, 653, 656, 657, 669, 670, 682, 687, 689, 705, 710, 720, 721, 722, 723, 731, 735, 741, 746, 756, 760, 764, 776, 777, 778, 785, 794, 795, 796, 800, 801, 803, 823, 824, 834, 835, 837, 855, 859, 860, 862, 869, 870, 876, 897, 906, 907, 908, 909, 923, 927, 931, 933, 940, 946, 947, 958, 963, 964, 970, 973, 975, 977, 979, 982, 992, 995, 996, 997, 1000, 1002, 1003, 1004, 1007, 1010, 1018, 1020, 1021, 1023, 1026, 1028, 1039, 1053, 1077, 1079, 1099, 1102, 1103, 1108, 1249, 1287, 1304, 1313, 1328, 1343, 1352, 1357, 1401, 1402, 1412, 1416, 1418.	290 96 23.58	P2, 365.64
Tala.....	2, 3, 6, 10, 13, 14, 18, 22, 26, 29, 31, 38, 40, 42, 46, 47, 57, 58, 61, 64, 65, 67, 68, 69, 71, 72, 75, 76, 77, 78, 79, 84, 86, 87, 88, 90, 91, 92, 93, 94, 96, 98, 104, 108, 110, 112, 118, 120, 121, 123, 125, 126, 127, 129, 130, 131, 140, 149, 158, 164, 167, 170, 172, 176, 177, 178, 182, 214, 234, 235, 278, 279.	94 81 57	615.44
Talisay-Minglanilla.....	183, 1131	6 41 70	34.72
Total.....		762 03 78.58	5, 335.96

*List of leases canceled and expired during the month of November, 1906.*

Estate.	No. of lease.	Total area.	Annual rental.
		<i>h. a. c.</i>	
Banilad.....	283, 408.....	45 21 84	P186.16
Biñan.....	169.....	5 54 45	55.44
Calamba.....	11, 31, 86, 91, 99, 108, 144, 155, 192, 250, 277, 307, 374, 389, 400, 488, 583, 587, 664, 667, 682, 696, 704, 705, 708, 729, 757, 776, 1109, 1198, 1206, 1283.	122 14 40	1, 704.56
Imus.....	105, 236, 280, 319, 358, 441, 446, 504, 566, 2990, 3166.	42 19 84	264.64
Malinta.....	15, 51, 76, 84, 95, 108, 110, 124, 126, 128, 129, 135, 141, 158, 166, 196, 211, 212, 213, 214, 219, 221, 231, 240, 244, 257, 258, 285, 287, 290, 307, 317, 322, 324, 333, 358, 359, 362, 369, 373, 399, 401, 403, 404, 406, 409, 413, 423, 424, 435, 436, 439, 447, 453, 458, 460, 462, 464, 466, 467, 468, 469, 472, 475, 477, 479, 480, 490, 495, 500, 502, 509, 510, 511, 516, 520, 522, 523, 524, 526, 527, 528, 529, 530, 535, 536, 544, 547, 556, 557, 565, 566, 568, 571, 573, 577, 578, 579, 580, 582, 584, 585, 587, 588, 592, 607, 610, 611, 612, 613, 629, 635, 639, 643, 655, 657, 660, 664, 667, 675, 676, 677, 678, 681, 684, 686, 687, 693, 694, 699, 700, 701, 705, 710, 711, 714, 717, 718, 720, 722, 723, 734, 739, 742, 748, 752, 759, 760, 767, 773, 777, 788, 791, 795, 801, 807, 809, 819, 832, 854, 855, 856, 857, 858, 859, 860, 862, 863, 865, 866, 867, 868, 869, 870, 871, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959.	236 79 80	1, 277.04

*List of leases canceled and expired during the month of November, 1906—Continued.*

Estate.	No. of lease.	Total area.	Annual rental.
		<i>h. a. c.</i>	
Naic.....	639.....	123 00 00	₱384.00
Orion.....	344, 382.....	36 23 69	120.96
Piedad.....	74, 77, 78, 80, 81, 88, 89, 91, 116, 119, 132, 134, 138, 139, 150, 152, 157, 163, 165, 168, 172, 178, 180, 186, 187, 188, 190, 192, 194, 195, 207, 218, 219, 221, 224, 225, 226, 227, 229, 230, 234, 236, 237, 240, 242, 243, 244, 245, 248, 256, 257, 258, 259, 261, 276, 277, 278, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 382, 384, 385, 386, 387, 390, 391, 392, 393, 394, 395, 396, 397, 398, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 1331, 1332, 1333, 1334, 1335, 1336, 1337, 1338, 1339, 1340, 1341, 1342, 1343, 1344, 1345, 1346, 1347, 1348, 1349, 1350, 1351, 1352, 1353, 1354, 1355, 1356.	172 18 96	1,350.96
San Francisco de Malabon.....	64, 73, 75, 80, 84, 87, 104, 108, 129, 177, 178, 181, 226, 228, 253, 270, 291, 302, 313, 344, 345, 355, 357, 368, 375, 376, 380, 391, 395, 398, 401, 420, 421, 424, 435, 437, 451, 465, 469, 470, 471, 474, 491, 493, 494, 497, 511, 512, 521, 523, 524, 525, 528, 533, 534, 535, 536, 572, 574, 575, 577, 588, 604, 606, 616, 622, 623, 625, 628, 632, 634, 642, 654, 655, 658, 668, 684, 690, 699, 702, 711, 718, 719, 730, 736, 742, 771, 775, 782, 773, 799, 805, 832, 833, 836, 843, 846, 851, 852, 856, 858, 861, 872, 890, 904, 911, 914, 916, 918, 921, 948, 951, 953, 956, 980, 984, 998, 1009, 1011, 1017, 1032, 1060, 1097, 1100, 1104, 1107, 1153, 1215, 1301, 1329.	6 00 00	.....
Santa Maria de l'andi.....	1630.....	19 89 66	79.60
Santa Rosa.....	467.....	85 64 84	470.96
Tala.....	21, 51, 95, 97, 106, 107, 111, 113, 132, 133, 134, 135, 139, 141, 145, 150, 157, 159, 160, 161, 174, 175, 186, 187, 189, 190, 191, 192, 193, 194, 195, 197, 198, 199, 200, 201, 202, 203, 204, 206, 207, 208, 209, 210, 211, 212, 215, 218, 219, 220, 221, 222, 223, 224, 226, 227, 228, 229, 230, 231, 232, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 253, 261, 266, 272, 274, 276, 277, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356.	7 00	.80
Talisay-Minglanilla.....	148.....	1,102 42 8	6,961.64
Total.....	.....	.....	.....

[Inclosure No. 26.]

*Report of the administration of the friar estates for the month ended January 31, 1907.*

Estate.	Temporary leases.								
	Town lots.		Irrigated farms.		Unirrigated farms.		Executed since last re- port.	Amount of rental due an- nually.	Amount collected during this month.
	No.	Area.	No.	Area.	No.	Area.			
		<i>h. a. c.</i>		<i>h. a. c.</i>		<i>h. a. c.</i>			
San Jose <i>a</i> .....									
Isabela.....									
San Francisco de Malabon.....	24	1 84 03	9	23 08 30	3	1 36 80	31	P209.20	P1,348.21
Binagbag <i>b</i> .....					1	6 00	1	.60	357.92
Tala.....	7	1 60 80			34	58 41 60	32	370.16	491.58
Piedad.....	5	91 20			48	77 42 40	35	506.00	652.36
Muntinlupa.....									5.08
Malinta.....	12	2 92 80			155	251 38 50	119	1,448.00	1,660.96
San Marcos <i>c</i> .....									174.84
Matamo <i>c</i> .....									
Dampol <i>c</i> .....									18.86
Guiguinto <i>c</i> .....	1	1 32 61			14	27 49 50	7	158.32	1,398.80
Banilad.....			2	66 80	7	16 39 09	6	103.76	645.22
Talisay-Manglanilla.....	5	47 56	18	3 40 04	21	6 80 68	25	80.96	887.28
Imus.....	7	51 44	5	18 58 53	2	14 00 00	10	146.88	743.12
Binan.....	1	13 17	6	20 41 65			4	206.40	368.64
Calamba.....	23	1 56 72	3	2 46 11	78	79 20 57	90	608.56	819.89
Lolomboy.....	7	27 60			6	1 54 30	12	14.56	213.96
Naic.....	10	76 17	6	9 11 80	8	47 39 60	20	269.28	804.46
Orion.....									344.90
Santa Cruz de Malabon.....	7	33 90	6	13 90 50			8	122.00	1,115.28
Santa Maria de Pandi.....	5	13 86			43	39 54 40	26	221.28	884.18
Santa Rosa.....	1	10 05					1	2.40	518.88

Estate.	Total area contracted for during this month.	Total amount due annually from all contracts executed during this month.	Total amount collected this month.	Surveys' progress to January 31, 1907.
	<i>h. a. c.</i>			
San Jose <i>a</i> .....			180.00	Completed.
Isabela.....				90 per cent.
San Francisco de Malabon.....	26 29 13	P209.20	1,348.21	36.6 per cent.
Binagbag <i>b</i> .....	6 00	.60	357.92	Completed.
Tala.....	60 02 40	370.16	491.58	No work done.
Piedad.....	78 33 60	506.00	652.36	Do.
Muntinlupa.....			5.08	Begun.
Malinta.....	254 31 30	1,448.00	1,660.96	30.3 per cent.
San Marcos <i>c</i> .....			174.84	Completed.
Matamo <i>c</i> .....				Do.
Dampol <i>c</i> .....			18.86	Do.
Guiguinto <i>c</i> .....	28 82 11	158.32	1,398.80	Do.
Banilad.....	17 05 89	103.76	645.22	45.5 per cent.
Talisay-Manglanilla.....	10 68 28	80.96	887.28	No work done.
Imus.....	33 09 97	146.88	743.12	29.2 per cent.
Binan.....	20 54 82	206.40	368.64	Completed.
Calamba.....	83 23 40	608.56	819.89	11.3 per cent.
Lolomboy.....	1 81 90	14.56	213.96	19.8 per cent.
Naic.....	57 27 57	269.28	804.46	6.3 per cent.
Orion.....			344.90	Completed.
Santa Cruz de Malabon.....	14 24 40	122.00	1,115.28	No work done.
Santa Maria de Pandi.....	39 68 26	221.28	884.18	13.3 per cent.
Santa Rosa.....	10 05	2.40	518.88	51.4 per cent.
Total.....	725 59 08	4,468.36	13,634.42	
Grand total brought forward from last monthly report.	a32 183 33 37.79	e226,270.33	e203,740.38	
Grand total.....	32 908 92 45.79	230,738.69	217,374.80	

*a* No tenants; grazing privilege granted at 20 cents per head per month.*b* Practically all leased.*c* All leased.*d* Amount corrected per list of leases canceled and expired herewith attached.*e* Corrected total, amounts refunded having been deducted.

*List of leases canceled and expired during the month of January, 1907.*

Estate.	No. of lease.	Total area.			Annual rental.
		<i>h.</i>	<i>a.</i>	<i>c.</i>	
Banilad.....	557.....		71	61	P4.32
Binan.....	102, 116, 331, 403.....	39	28	50	404.00
Calamba.....	36, 64, 74, 114, 140, 244, 419, 480, 540, 561, 679, 739, 789, 794, 1195, 1288, 1309.....	33	73	55	299.68
Guiguinto.....	18, 42, 58, 66, 159, 161, 162.....	33	43	47	171.64
Imus.....	147.....	6	48	41	33.28
Lolomboy.....	1575.....		43	20	4.00
Malinta.....	53, 55, 73, 81, 86, 87, 103, 122, 123, 130, 132, 139, 144, 146, 147, 148, 155, 175, 184, 202, 223, 225, 232, 254, 259, 264, 284, 346, 350, 352, 357, 366, 368, 370, 378, 379, 380, 384, 398, 407, 431, 437, 438, 452, 456, 459, 461, 470, 473, 481, 483, 485, 488, 498, 501, 532, 537, 539, 540, 569, 574, 575, 581, 583, 593, 595, 599, 600, 606, 616, 621, 622, 623, 627, 628, 630, 637, 642, 652, 654, 656, 658, 659, 665, 666, 669, 688, 692, 702, 729, 730, 735, 736, 741, 757, 769, 772, 778, 785, 796, 792, 797, 805, 811, 812, 813, 814, 815, 821, 823, 824, 825, 828, 831, 844, 846, 853.....	150	70	27	880.16
Naic.....	8, 254, 509.....	4	15	52	51.76
Piedad.....	15, 20, 40, 42, 62, 64, 72, 92, 93, 94, 99, 106, 110, 113, 118, 130, 137, 142, 147, 148, 151, 154, 170, 173, 176, 199, 212, 246, 249, 253, 255, 262, 274.....	47	03	30	284.64
San Francisco de Malabon.....	289, 502, 665, 677, 709, 812, 848, 857, 922, 1001, 1049, 1081, 1150, 1192, 1203, 1238, 1254, 1353, 1359, 1366, 1395, 1405, 1410.....	13	50	36	120.32
Santa Cruz de Malabon.....	22, 63, 83, 308, 458, 520, 633, 651.....	25	81	50	207.44
Santa Maria de Pandi.....	9, 151, 152, 153, 154, 155, 243, 665, 1948.....	33	09	60	184.64
Tala.....	5, 44, 52, 53, 66, 74, 81, 82, 85, 99, 105, 109, 116, 117, 136, 137, 143, 146, 163, 171, 184, 205, 233, 256, 257, 259, 260, 262, 267, 271, 280.....	41	61	48	267.60
Talisay.....	149, 935, 1705.....	2	03	16	16.80
Total.....		432	03	93	2,930.28

[Inclosure No. 27.]

*Report of the administration of the friar estates for the month ended March 31, 1907.*

Estate.	Temporary leases.									
	Town lots.		Irrigated farms.		Unirrigated farms.		Executed since last report.	Amount of rental due annually.	Amount collected during this month.	
	No.	Area.	No.	Area.	No.	Area.				
		<i>h. a. c.</i>		<i>h. a. c.</i>		<i>h. a. c.</i>				
San Jose <sup>a</sup> .....										P210.00
Isabela.....										
San Francisco de Malabon.....	14	2 31 49	16	27 32 15			23	P245.92		313.28
Binagbag <sup>b</sup> .....										
Tala.....	4	38 40			10	16 27 20	13	56.48		312.90
Piedad.....	2	43 20			11	14 76 00	11	83.52		431.20
Muntinlupa.....										125.20
Malinta.....	2	52 80			17	20 06 03	16	116.40		1,214.00
San Marcos <sup>c</sup> .....										
Matamo <sup>c</sup> .....										
Dampol <sup>c</sup> .....	2	6 59					2	2.40		377.02
Guiguinto <sup>c</sup> .....	27	81 00					27	32.40		25.82
Banilad.....	9	9 20			8	4 91 96	15	34.72		284.98
Talisay-Manglanilla.....	4	9 10	2	42 88	6	83 92	6	13.84		683.95
Imus.....	15	1 19 82	10	18 58 89	6	9 14 00	26	155.60		904.40
Binan.....	4	1 02 43	3	11 83 97	4	18 39 14	4	207.36		999.12
Calamba.....										582.31
Lolomboy.....	3	9 00			2	1 53 60	5	13.04		1,337.16
Naic.....	14	86 26	6	52 74 51	5	40 49 61	20	317.44		744.16
Orion.....			1	2 39 38	3	18 15 69	4	157.52		304.86
Santa Cruz de Malabon.....	3	96 40	5	43 00 00	2	38 00 00	10	273.68		179.42
Santa Maria de Pandi.....					8	20 54 40	6	145.52		414.64
Santa Rosa.....	12	1 36 09	19	55 83 18			12	582.72		593.68

<sup>a</sup> No tenants; grazing privilege granted at 20 cents per head per month.<sup>b</sup> Practically all leased.<sup>c</sup> All leased.

*Report of the administration of the friar estates for the month ended March 31, 1907—Con*

Estate.	Total area contracted for during this month.	Total amount due annually from all contracts executed during this month.	Total amount collected this month.	Progress of surveys to March 31, 1907.
	<i>h. a. c.</i>			
San Jose <i>a</i> .....			P210.00	Complete.
Isabela.....				95 per cent complete.
San Francisco de Malabon.....	29 63 64	P245.92	313.28	40.7 per cent complete.
Binagbag <i>b</i> .....				Complete.
Tala.....	16 65 60	56.48	312.90	None.
Piedad.....	15 19 20	83.52	431.20	Do.
Muntinlupa.....			125.20	24.2 per cent complete.
Malinta.....	20 58 83	116.40	1,214.00	35.8 per cent complete.
San Marcos <i>c</i> .....				Complete.
Matamo <i>c</i> .....				Do.
Dampol <i>c</i> .....	6 59	2.40	377.02	Do.
Guiguinto <i>c</i> .....	81 00	32.40	25.82	Do.
Banilad.....	5 01 16	34.72	284.98	52.4 per cent complete.
Talisay-Manglanilla.....	1 35 90	13.84	683.95	None.
Imus.....	28 92 71	155.60	904.40	39 per cent complete.
Binan.....	31 25 54	207.36	999.12	Complete.
Calamba.....			582.31	18.6 per cent complete.
Lolomboy.....	1 62 60	13.04	1,337.16	26.4 per cent complete.
Naic.....	94 10 38	317.44	744.16	17.7 per cent complete.
Orion.....	20 55 07	157.52	304.86	Complete.
Santa Cruz de Malabon.....	51 96 40	273.68	179.42	None.
Santa Maria de Pandi.....	20 54 40	145.52	414.64	21.8 per cent complete.
Santa Rosa.....	57 19 27	582.72	593.68	93 per cent complete.
Total.....	425 48 29	2,438.56	10,038.10	
Grand total brought forward from last monthly report <i>d</i> .....	34,478 45 02.79	234,538.71	227,752.83	
Grand total.....	34,903 93 31.79	236,977.27	237,790.93	

*a* No tenants; grazing privilege granted at 20 cents per head per month.*b* Practically all leased.*c* All leased.*d* Amount corrected per list of leases canceled and expired herewith attached.

Total area, 158,677; surveyed area, 76,370; complete, 48.1 per cent.

[Inclosure No. 28.]

*List of leases canceled and expired during the month of March, 1907.*

Estate.	No. of lease.	Total area.	Annual rental.
		<i>h. a. c.</i>	
Banilad.....	316, 338, 375, 451, 493, 521, 559, 606, 611, 613, 711, 715.	26 49 72	P117.52
Binan.....	15.....	16 32 55	154.24
Dampol.....	294, 316.....	.. 36 95	4.08
Imus.....	240, 722, 880, 892, 1841.....	17 08 55	111.44
Lolomboy.....	1571.....	.. 3 ..	.40
Malinta.....	194, 250, 604, 647, 672, 674, 726, 751, 753, 781, 785, 786, 826, 833, 966.	13 15 33	72.80
Naic.....	102, 451, 474, 620, 700.....	99 59 58	594.56
Piedad.....	10, 87, 167, 200, 205, 228, 239.....	4 63 75	31.20
San Francisco de Malabon.....	4, 123, 124, 128, 215, 378, 400, 408, 414, 487, 500, 549, 595, 633, 635, 681, 683, 767, 788, 842, 1036, 1072, 1411.	12 34 78	99.68
Santa Maria de Pandi.....	316.....	16 32 00	126.72
Santa Rosa.....	44, 73, 107, 109, 110, 111, 628.....	75 34 17	764.64
Tala.....	124, 152, 252, 263, 264, 273, 361, 362, 363, 364, 365.....	14 81 73	46.96
Talisay-Minglanilla.....	1736, 1381, 1450, 2036.....	1 69 06	12.64
Total.....		298 21 17	2,136.88

[Inclosure No. 29.]

*Report of the administration of the friar estates for the month ended June 30, 1907.*

Estate.	Temporary leases.							Amount collected during this month.	
	Town lots.		Irrigated farms.		Unirrigated farms.		Executed since last report.		Amount of rental due annually.
	No.	Area.	No.	Area.	No.	Area.			
		<i>h. a. c.</i>		<i>h. a. c.</i>		<i>h. a. c.</i>			
San Jose <i>a</i> .....								₱220.00	
Isabela .....	34	5 96 00	42	33 46 00	34	39 89 00	60	744.10	
San Francisco de Malabon ..	41	6 70 75	81	166 91 97			71	2,111.96	
Binagbag <i>b</i> .....								16.24	
Tala .....	4	52 80			5	6 12 00	7	287.00	
Piedad .....	1	9 60			13	17 11 20	12	377.44	
Muntinlupa .....								8.00	
Malinta .....	2	19 20			4	8 16 00	5	1,024.76	
San Marcos <i>c</i> .....									
Matamo <i>c</i> .....								34.00	
Dampole .....								1,128.80	
Guiguinto <i>c</i> .....								2,283.66	
Banlad .....	1	5 60			20	10 10 08	16	461.90	
Talisay-Manglanilla .....					4	3 39 44	3	1,136.16	
Imus .....	74	6 30 70	27	39 21 04	61	186 44 78	132	3,022.30	
Biñan .....	2	6 70			2	57 13 12	4	5,316.90	
Calamba .....	4	30 54	2	2 91 27	11	15 45 47	17	3,752.39	
Lolomboy .....								2,495.60	
Nale .....	10	58 14	2	4 76 33	1	60 00 00	11	3,064.30	
Orion .....	1	7 48			7	3 26 29	8	441.18	
Santa Cruz de Malabon .....	5	12 85	3	8 00 00			7	2,354.46	
Santa Maria de Pandi .....								5,139.30	
Santa Rosa .....	2	6 52	14	44 45 73			8	6,693.67	

Estate.	Total area contracted for during this month.	Total amount due annually from all contracts executed during this month.	Total amount collected this month.	Progress of field work on surveys to June 30, 1907.
	<i>h. a. c.</i>			
San Jose <i>a</i> .....			₱220.00	Completed.
Isabela .....	79 31 00	₱596.12	744.10	Do.
San Francisco de Malabon ..	173 62 72	1,339.84	2,111.96	52.8 per cent completed.
Binagbag <i>b</i> .....			16.24	Completed.
Tala .....	6 64 80	17.44	287.00	No work done.
Piedad .....	17 20 80	56.08	377.44	Do.
Muntinlupa .....			8.00	59.9 per cent completed.
Malinta .....	8 35 20	36.72	1,024.76	Completed.
San Marcos <i>c</i> .....				Do.
Matamo <i>c</i> .....			34.00	Do.
Dampole .....			1,128.80	Do.
Guiguinto <i>c</i> .....			2,283.66	Do.
Banlad .....	10 15 68	60.64	461.90	Do.
Talisay-Manglanilla .....	3 39 44	25.44	1,136.16	No work done.
Imus .....	231 96 52	684.80	3,022.30	53.7 per cent completed.
Biñan .....	57 19 82	230.96	5,316.90	Completed.
Calamba .....	18 67 28	120.58	3,752.39	49.5 per cent completed.
Lolomboy .....			2,495.60	68.3 per cent completed.
Nale .....	65 34 47	176.40	3,064.30	47.9 per cent completed.
Orion .....	3 33 77	13.92	441.18	Completed.
Santa Cruz de Malabon .....	8 12 85	56.40	2,354.46	Begun.
Santa Maria de Pandi .....			5,139.30	28.3 per cent completed.
Santa Rosa .....	44 52 25	447.28	6,693.67	Completed.
Total .....	727 86 60	3,862.62	42,114.12	
Grand total brought forward from last monthly report. <i>d</i>	35,119 40 39.36	236,074.62	283,174.81	
Grand total .....	35,847 26 99.36	239,937.24	325,288.93	

*a* No tenants, grazing privilege granted at 20 cents per head per month.*b* Practically all leased.*c* All leased.*d* Amount corrected per list of leases canceled and expired herewith attached.

60.1 per cent of total area of estates surveyed.

[Inclosure No. 30.]

*List of leases canceled and expired during the month of June, 1907.*

Estate.	No. of lease.	Total area.	Annual rental.
		<i>h. a. c.</i>	
Binan.....	588, 700.....	57 13 12	₱228.56
Calamba.....	233 "A," 1024, 1117 "A," 1179, 1347, 1405, 1407, 1410, 1412, 1421, 1428, 1430, 1433, 1435, 1454.	17 41 62	111.20
Imus.....	208, 218, 305, 317, 509, 891, 2103, 3394.....	14 67 25	103.92
Isabela.....	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76.	109 85 00	1,119.28
Malinta.....	58, 609, 971, 972.....	5 63 80	22.16
Naic.....	23.....	5 80 77	58.66
Piedad.....	101, 126, 141, 241, 421, 422, 423, 424, 427.....	7 75 90	27.12
San Francisco de Malabon.....	20, 22, 42, 126, 138, 160, 162, 195, 211, 240, 242, 274, 300, 328, 349, 350, 411, 462, 488, 489, 492, 578, 581, 585, 586, 610, 618, 641, 645, 688, 766, 811, 818, 894, 896, 903, 924, 932, 965, 971, 981, 986, 987, 1078, 1131, 1133, 1134, 1135, 1145, 1185, 1202, 1204, 1207, 1208, 1211, 1212, 1214, 1235, 1245, 1253, 1372, 1383, 1415.	77 70 14.33	648.24
Santa Cruz de Malabon.....	41, 533, 816, 891.....	6 85	3.20
Santa Maria de Pandi.....	685.....	5 28 00	31.68
Santa Rosa.....	74, 93, 173, 393, 439, 454, 1122.....	43 90 42	440.88
Tala.....	370, 371, 372, 373.....	4 56 00	11.20
Talisay-Minglanilla.....	294 "A".....	4 63 96	25.28
Total.....		354 42 83.33	2,831.28

[Inclosure No. 31.]

*Report of the administration of the friar estates for the month ended July 31, 1907.*

Estate.	Temporary leases.							
	Town lots.		Irrigated farms.		Unirrigated farms.		Executed since last report.	Amount collected during this month.
	No.	Area.	No.	Area.	No.	Area.		
		<i>h. a. c.</i>		<i>h. a. c.</i>		<i>h. a. c.</i>		
San Jose <sup>a</sup> .....								₱220.00
San Francisco de Malabon.....	41	8 88 84	128	420 43 67			72	₱3,460.56
Binagbag <sup>b</sup> .....					5	5 40 00	3	173.02
Tala.....					32	49 64 00	33	440.10
Piedad.....	8	91 20					155.12	1,042.32
Muntinlupa.....	4	27 95					4	173.46
Malinta.....	3	38 40			8	4 77 60	11	1,881.94
San Marcos <sup>c</sup> .....								174.84
Dampol <sup>c</sup> .....	2	6 00						785.18
Guiguinto <sup>c</sup> .....	43	3 14 28	7	9 67 50	89	167 38 50	74	487.38
Banilad.....	1	8 80	5	2 30 00	5	4 21 76	10	1,272.52
Talisay-Manglanilla.....	41	4 21 42	9	13 40 79	14	48 70 00	55	47.36
Imus.....	7	44 08					6	237.60
Binan.....	55	1 66 04	1	1 68 61	79	65 15 73	116	1,126.73
Calamba.....	2	6 00			23	13 97 40	22	3,768.77
Solomboy.....	6	19 36	1	19 31	3	1 82 86	9	2,476.47
Naic.....								60.48
Orion.....	3	18 00					3	2,113.87
Santa Cruz de Malabon.....	4	15 60			17	35 37 60	21	1,087.98
Santa Maria de Pandi.....	6	55 80	14	56 14 46	3	32 84 41	11	300.24
Santa Rosa.....								791.46
								157.12
								7,208.62
								380.01

<sup>a</sup> No tenants; grazing privileges granted at 20 cents per head per month.<sup>b</sup> Practically all leased.<sup>c</sup> All leased.

*Report of the administration of the friar estates for the month ended July 31, 1907—*  
Continued.

Estate.	Total area contracted for during this month.	Total amount due annually from all contracts executed during this month.	Total amount collected this month.	Progress of field work on surveys.
	<i>h. a. c.</i>			
San Josea.....			P220.00	Completed.
Isabela.....				Do.
San Francisco de Malabon.....	429 32 51	P3,460.56	3,416.64	56 per cent completed.
Binagbag <sup>b</sup> .....			173.02	Completed.
Tala.....	5 40 00	10.80	440.10	No work done.
Piedad.....	50 55 20	155.12	1,042.32	Begun.
Muntinlupa.....	27 95	2.40	173.46	78.1 per cent completed.
Malinta.....	5 16 00	26.96	1,881.94	Completed.
San Marcos <sup>c</sup> .....			174.84	Do.
Matamo <sup>c</sup> .....				Do.
Dampol <sup>c</sup> .....			785.18	Do.
Guiguinto <sup>c</sup> .....	6 00	2.40	487.38	Do.
Banilad.....	180 20 28	1,272.52	123.18	Do.
Talisay-Manglanilla.....	6 60 56	47.36	879.76	No work done.
Imus.....	66 32 21	237.60	1,126.73	57.4 per cent completed.
Binan.....	44 08	8.80	3,768.77	Completed.
Calamba.....	68 50 38	450.08	2,476.47	54.4 per cent completed.
Solomboy.....	14 03 40	60.48	2,113.87	77.4 per cent completed.
Naic.....	2 21 53	20.08	1,087.98	60.9 per cent completed.
Orion.....			300.24	Completed.
Santa Cruz de Malabon.....	18 00	2.80	791.46	0.5 per cent completed.
Santa Maria de Pandi.....	35 53 20	157.12	7,208.62	30.9 per cent completed
Santa Rosa.....	89 54 67	706.00	380.01	Completed.
Total.....	954 35 97	6,621.08	29,051.97	
Grand total brought forward from last monthly report.....	435,073 72 51.36	4235,209.76	325,288.93	
Grand total.....	36,028 08 48.36	241,830.84	354,340.90	

<sup>a</sup> No tenants; grazing privilege granted at 20 cents per head per month.

<sup>b</sup> Practically all leased.

<sup>c</sup> All leased.

<sup>d</sup> Amount corrected per list of leases canceled and expired herewith attached.

*List of leases canceled and expired during the month of July, 1907.*

Estate.	No. of lease.	Total area.	Annual rental.
	<i>h. a. c.</i>		
Banilad.....	7, 12, 22, 31, 40, 47, 49, 50, 51, 53, 55, 58, 69, 70, 78, 90, 94, 97, 101, 109, 112, 113, 114, 116, 129, 131, 140, 145, 149, 151, 155, 179, 180, 200, 203, 205, 222, 229, 231, 232, 233, 252, 262, 263, 284, 293, 301, 302, 314, 321, 335, 376, 459, 461, 464, 467, 472, 498, 510, 575, 624, 626, 629, 645, 663, 710, 493A, 549A, 559A, 591A, 662A.	97 69 35	P453.60
Calamba.....	813, 814, 1138, 1173, 1200, 1289, 1311, 1406, 1411, 1427, 251A, 1433A.	110 31 37	652.48
Imus.....	26, 231, 252, 365, 476, 507, 511, 553, 687, 879, 1028, 1195, 1269, 1777, 1915, 1937, 1966, 2196, 2339, 2510, 2594, 2780, 2840, 2954.	44 72 63	342.08
Malinta.....	653, 682, 817.	1 83 03	9.20
Muntinlupa.....	426.	100 00 00	200.00
Piedad.....	210, 250.	3 56 75	29.36
San Francisco de Malabon.....	17, 21, 27, 40, 41, 44, 45, 50, 61, 70, 81, 103, 120, 121, 140, 142, 146, 151, 182, 204, 208, 230, 234, 239, 269, 284, 295, 323, 329, 336, 339, 372, 548, 594, 611, 644, 698, 724, 761, 787, 877, 882, 966, 990, 1015, 1027, 1080, 1082, 1086, 1093, 1132, 1159, 1187, 1197, 1209, 1223, 1262, 1278, 1283, 1303, 1324, 1373, 1393, 1396, 27A, 357A, 376A, 1312A.	238 87 88	1,834.04
Santa Cruz de Malabon.....	367.	2 50 00	20.00
Santa Rosa.....	3, 26, 41, 102, 152, 164, 172, 424, 551, 823, 1332.	167 93 91	1,149.20
Tala.....	169, 294A.	19 80	1.84
Talisay.....	825, 1732, 1871.	5 89 76	35.68
Total.....		773 54 48	4,727.48



[Inclosure No. 33.]

*Report of the administration of the friar estates for the month ended September 30, 1907.*

Estate.	Temporary leases.								
	Town lots.		Irrigated farms.		Unirrigated farms.		Executed since last report.	Amount of rental due annually.	Amount collected during this month.
	No.	Area.	No.	Area.	No.	Area.			
		<i>h. a. c.</i>		<i>h. a. c.</i>		<i>h. a. c.</i>			
San Jose <i>a</i> .....									P220.00
Isabela.....									226.00
San Francisco de Malabon.....	4	27 47	18	68 10 83			11	P579.12	1,408.76
Tala.....	1	14 40			14	24 60 00	15	52.32	169.82
Piedad.....	1	7 20			8	35 56 00	8	71.92	387.78
Muntinlupa.....									12.80
Malinta.....	3	63 96			4	1 91 83	3	21.36	868.96
Dampol <i>c</i> .....									148.68
Guiguinto <i>c</i> .....	1	3 00			5	9 42 24	5	69.16	9.40
Banilad.....	93	8 61 10	7	5 92 80	135	259 42 50	148	2,210.20	362.64
Talisay-Manglanilla.....	9	40 50	1	5 00	3	1 52 00	11	23.28	102.28
Imus.....	11	90 14	2	4 78 40	2	5 00 00	12	46.64	1,583.35
Binan.....									1,475.97
Calamba.....	14	2 6 16		33 44 32	86	89 7 95	84	1,017.32	664.39
Solomboy.....					9	56 60	8	4.64	597.14
Nalc.....	1	2 94			2	85 00	2	7.60	1,802.42
Orion.....	1	7 80			3	1 45 3	4	6.64	405.06
Santa Cruz de Malabon.....	3	18 25	2	3 97 60			4	42.96	1,079.14
Santa Maria de Pandi.....	2	6 00			8	4 24 40	8	23.36	438.38
Santa Rosa.....									1,564.38

Estate.	Total area contracted for during this month.	Total amount due annually from all contracts executed during this month.	Survey progress to September 30, 1907.	Total amount collected this month.
	<i>h. a. c.</i>			
San Jose <i>a</i> .....			Completed.....	P220.00
Isabela.....			do.....	226.00
San Francisco de Malabon.....	68 38 30	P579.12	67.3 per cent completed.	1,408.76
Binabag <i>b</i> .....			Completed.....	
Tala.....	24 74 40	52.32	Begun.....	169.82
Piedad.....	35 63 20	71.92	31.8 per cent completed.	387.78
Muntinlupa.....			Completed.....	12.80
Malinta.....	2 55 79	21.36	do.....	868.96
San Marcos <i>c</i> .....			do.....	
Matamo <i>c</i> .....			do.....	
Dampol <i>c</i> .....			do.....	148.68
Guiguinto <i>c</i> .....	9 45 24	69.16	do.....	9.40
Banilad.....	273 96 40	22 10 20	do.....	362.64
Talisay-Manglanilla.....	1 97 50	23.28	7 per cent completed.....	102.28
Imus.....	10 68 54	46.64	59.3 per cent completed.	1,583.35
Binan.....			Completed.....	1,475.97
Calamba.....	124 58 43	1,017.32	69.9 per cent completed.	664.39
Solomboy.....	56 60	4.64	Completed.....	597.14
Nalc.....	87 94	7.60	80.4 per cent completed.	1,802.42
Orion.....	1 52 83	6.64	Completed.....	405.06
Santa Cruz de Malabon.....	4 15 85	42.96	11.5 per cent completed.	1,079.14
Santa Maria de Pandi.....	4 30 40	23.36	42.6 per cent completed.	438.38
Santa Rosa.....			Completed.....	1,564.38
Total.....	563 41 42	4,176.52		13,527.35
Grand total brought forward from last monthly report.	437,245 76 99	4243,378.60		374,811.03
Grand total.....	37,809 18 41	247,555.12		388,338.38

*a* No tenants, grazing privilege granted at 20 cents per head per month.*b* Practically all leased.*c* All leased.*d* Amount corrected per list of leases canceled and expired herewith attached.

*List of leases canceled and expired during the month of September, 1907.*

Estate.	No. of lease.	Total area.	Annual rental.
		<i>h. a. c.</i>	
Banilad.....	3, 4, 5, 8, 17, 20, 23, 26, 27, 28, 30, 33, 52, 59, 60, 63, 64, 71, 75, 81, 85, 86, 89, 99, 110, 111, 117, 122, 125, 126, 127, 128, 130, 136, 137, 141, 143, 147, 152, 153, 157, 161, 162, 165, 171, 185, 186, 187, 191, 192, 206, 212, 213, 219, 224, 226, 230, 242, 245, 247, 248, 250, 253, 254, 261, 267, 270, 276, 277, 281, 286, 291, 305, 309, 313, 327, 329, 331, 334, 336, 342, 348, 350, 359, 360, 362, 363, 367, 370, 371, 374, 380, 381, 382, 383, 385, 395, 402, 411, 412, 414, 415, 416, 417, 423, 424, 428, 429, 430, 431, 434, 446, 450, 455, 470, 476, 480, 481, 483, 487, 496, 501, 515, 524, 525, 531, 540, 545, 546, 563, 566, 573, 587, 593, 599, 602, 603, 604, 617, 625, 627, 632, 642, 644, 648, 655, 659, 666, 671, 672, 674, 681, 684, 690, 694, 700, 707, 718, 719, 721, 294A, 316A.	172 71 40	₱992.48
Calamba.....	815, 1102, 1228, 1232, 1234, 1243, 1254, 1262, 1270, 1276, 1371, 1372, 195A, 1272A.	40 26 77	250.40
Guiguinto.....	26.	5 69 00	45.52
Imus.....	315, 516, 633, 648, 821, 1639.	7 67 90	52.48
Malinta.....	263A, 665A.	2 36 59	19.60
San Francisco de Malabon.....	33, 35, 150, 318, 734, 913, 1236, 1248, 1344, 1351, 278A, 1394A.	59 77 51	497.36
Santa Cruz de Malabon.....	289, 569, 803.	6 19 85	63.36
Tala.....	370A.	1 39 20	4.16
Total.....		296 8 22	1,925.36

[Inclosure No. 35.]

*Report of the administration of the friar estates for the month ended October 31, 1907.*

Temporary leases.									
Estate.	Town lots.		Irrigated farms.		Unirrigated farms.		Executed since last report.	Amount of rental due annually.	Amount collected during this month.
	No.	Area.	No.	Area.	No.	Area.			
		<i>h. a. c.</i>		<i>h. a. c.</i>		<i>h. a. c.</i>			
San Jose <sup>a</sup>									₱220.00
San Francisco de Malabon.	48	11 00 90	129	395 93 24	1	2 52 95	84	₱3,293.84	3,322.80
Binagbag <sup>b</sup>									
Tala.	1	4 80			9	8 84 00	9	19.60	356.52
Piedad	2	21 60			9	65 32 80	11	133.36	622.74
Muntinlupa.									221.00
Malinta.									878.90
San Marcos <sup>c</sup>									
Matamo <sup>c</sup>									
Dampol <sup>c</sup>									
Guiguinto <sup>c</sup>									
Banilad	42	4 82 90	2	1 40 70	38	42 49 42	60	549.84	6.40
Talisay-Manglanilla.	3	22 60	2	23 00	7	1 49 77	7	19.84	1,034.30
Imus.	11	1 90 56	7	22 40 85	2	4 19 44	14	185.60	131.68
Binan.	3	17 24					3	3.60	1,601.80
Calamba.	3	13 98			80	57 72 34	68	412.82	3,020.12
Lolomboy.	3	11 60			4	2 89 20	6	14.96	977.68
Nalc.									869.00
Orlon.									6,301.02
Santa Cruz de Malabon.	15	1 00 28	10	19 50 00	2	12 00 00	21	186.48	360.04
Santa Maria de Pandi.	1	2 40			3	2 97 60	4	16.32	1,589.94
Santa Rosa.									1,298.60
									2,040.15

<sup>a</sup> No tenants; grazing privilege granted at 20 cents per head per month.<sup>b</sup> Practically all leased.<sup>c</sup> All leased.

*Report of the administration of the friar estates for the month ended October 31, 1906—*  
Continued.

Estate.	Total area contracted for during this month.	Total amount due annually from all contracts executed during this month.	Survey progress to Oct. 31, 1907.	Total amount collected this month.
	<i>h. a. c.</i>			
San Jose <sup>a</sup> .....			Completed.....	₱220.00
San Francisco de Malabon.....	409 47 09	₱3,293.84	70 per cent completed.	3,322.80
Binagbag <sup>b</sup> .....			Completed.....	
Tala.....	8 88 80	19.60	14.4 per cent completed	356.52
Piedad.....	65 54 40	133.36	56 per cent completed..	622.74
Muntinlupa.....			Completed.....	221.00
Malinta.....			do.....	878.90
San Marcos <sup>c</sup> .....			do.....	
Matamo <sup>c</sup> .....			do.....	
Dampol <sup>c</sup> .....			do.....	
Guiguinto <sup>c</sup> .....			do.....	6.40
Banilad.....	48 73 02	549.84	do.....	1,034.30
Talisay-Manglanilla.....	1 95 37	19.84	8.5 per cent completed.	131.68
Imus.....	28 50 85	185.60	65 per cent completed.	1,601.80
Binan.....	17 24	3.60	Completed.....	3,020.12
Calamba.....	57 86 32	412.82	82.2 per cent completed	977.68
Lolomboy.....	3 00 80	14.96	Completed.....	869.00
Naic.....			do.....	6,301.02
Orion.....			do.....	360.04
Santa Cruz de Malabon.....	32 50 28	186.48	19.8 per cent completed	1,589.94
Santa Maria de Pandi.....	3 00 00	16.32	40.1 per cent completed	1,298.60
Santa Rosa.....			Completed.....	2,040.15
Total reported.....	659 64 17	4,836.26		24,852.69
Grand total brought forward from last monthly report.	437,456 44 40	4245,272.00		388,338.38
Grand total.....	38,116 08 57	250,108.26		413,191.07

<sup>a</sup> No tenants; grazing privilege granted at 20 cents per head per month.

<sup>b</sup> Practically all leased.

<sup>c</sup> All leased.

<sup>d</sup> Amount corrected per list of leases canceled and expired herewith attached.

*List of leases canceled and expired during the month of October, 1907.*

Estate.	No. of lease.	Total area.	Annual rental.
		<i>h. a. c.</i>	
Banilad.....	10, 38, 41, 43, 82, 93, 100, 104, 106, 156, 159, 173, 174, 177, 178, 181, 193, 195, 196, 197, 202, 214, 227, 234, 244, 272, 287, 311, 318, 326, 345, 347, 355, 369, 372, 419, 444, 449, 511, 514, 519, 592, 594, 605, 628, 634, 635, 636, 667, 670, 676, 678, 688, 691, 703, 706, 731.	19 56 87	₱150.08
Binan.....	309.	2 31 02	23.12
Imus.....	256, 755.	15 13 26	107.92
Naic.....	1144.	60 00 00	120.00
San Francisco de Malabon.....	12, 29, 39, 43, 53, 71, 78, 79, 89, 92, 106, 139, 143, 163, 180, 185, 268, 271, 293, 315, 331, 343, 356, 440, 441, 460, 620, 647, 751, 759, 770, 821, 845, 888, 889, 938, 950, 957, 976, 1144, 1155, 1156, 1158, 1175, 1177, 1182, 1199, 1217, 1220, 1228, 1243, 1247, 1250, 1293, 1305, 1308, 1316, 1320, 1323, 1330, 1334, 1335, 1350, 1370, 1371, 1397, 1400, 1407, 1413, 425A, 528A.	189 54 73	1,433.20
Santa Cruz de Malabon.....	198, 312, 337, 359, 382, 568, 679, 680, 1024, 941 A.....	43 85 28	184.48
Santa Rosa.....	99, 100, 120, 249, 342, 418, 483, 502, 532, 538, 544, 545, 547, 549, 550, 556, 557, 571, 572, 573, 574, 576, 590, 603, 604, 610, 624, 626, 648, 660, 676, 679, 680, 681, 682, 684, 695, 697, 698, 700, 709, 715, 717, 718, 722, 727, 731, 742, 762, 785, 850, 891, 993, 1133, 1138, 1167, 1181, 1296.	22 32 85	264.32
Total.....		352 74 01	2,283.12

[No. 1705.]

An act amending act numbered two hundred and seventy-nine, as amended, by providing for the signing of contracts and leases for cold-storage space in the division of cold storage of the bureau of supply.

*By authority of the United States, be it enacted by the Philippine Commission, that:*

SECTION 1. Section one of act numbered two hundred and seventy-nine, entitled "An act prescribing the method of executing leases of real estate to or by the insular government," as amended by section one of act numbered fifteen hundred and three and section one of act numbered fifteen hundred and twenty-five, is hereby further amended so as to read as follows:

"SECTION 1. All deeds and leases of houses and other real estate or other contracts for the use and occupancy of property made to or by the insular government or any department or bureau thereof shall be executed for and in behalf of the insular government by the governor-general, except as hereinafter provided, to wit:

"(a) Leases of portions of the San Lazaro estate under the provisions of executive order numbered seven, series of nineteen hundred and one, as amended, shall be executed by the director of lands, by and with the approval of the secretary of the interior.

"(b) Leases of portions of the public domain under the provisions of act numbered nine hundred and twenty-six, known as 'The public land act,' and deeds and leases under act numbered eleven hundred and twenty, known as 'The friar lands act,' shall be executed by the director of lands, with the approval of the secretary of the interior.

"(c) Contracts and leases for cold-storage space in the division of cold storage, bureau of supply, shall be executed by the purchasing agent, with the approval of the secretary of public instruction."

SEC. 2. The public good requiring the speedy enactment of this bill, the passage of the same is hereby expedited in accordance with section two of "An act prescribing the order of procedure by the commission in the enactment of laws," passed September twenty-sixth, nineteen hundred.

SEC. 3. This act shall take effect on its passage.

Enacted, August 31, 1907.

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[Inclosure No. 38.]

[No. 1736.]

An act appropriating the sum of one hundred thousand pesos for the purpose of establishing a reimbursable fund for the promotion of agricultural pursuits upon certain haciendas and parcels of land, commonly known as "friar lands," and for the extension of the cultivated area thereof.

*By authority of the United States, be it enacted by the Philippine Commission, that:*

SECTION 1. There is hereby appropriated, out of any funds in the insular treasury not otherwise appropriated, the sum of one hundred thousand pesos for the purpose of establishing a reimbursable fund, under the direction and control of the director of lands except as hereinafter provided, which shall be known as the "friar-lands loan fund," and which shall be made available in accordance with the provisions hereinafter specified, for the making of mortgage loans upon growing crops and salable commodities manufactured therefrom, work animals, warehouses, mill houses and machinery, and other property, both real and personal, belonging to actual and bona fide cultivators of the so-called friar estates, for the encouragement of agricultural pursuits and the extension of the cultivated areas of the said estates.

SEC. 2. The Secretary of the Interior shall designate to the director of lands the maximum amount of the friar-lands loan fund which may be loaned in accordance with the provisions of this act within any given period of time, the rate of interest which such loans shall bear, the term within which the mortgages shall be redeemed, the estate or estates to which the provisions of this act shall be extended, the kind or kinds of crops or salable commodities manufactured therefrom, and the class or classes of buildings, animals, or other property, both real and personal, which may become subject to mortgage as herein provided, the manner in which advances of loans shall be made, and the maximum amount which shall be advanced for each hectare under cultivation: *Provided, however,* That in no case shall the maximum amount so advanced exceed one hundred pesos for each hectare cultivated by the mortgagor.

SEC. 3. The director of lands shall, under the direction and approval of the Secretary of the Interior, promulgate such regulations and issue such forms and instructions as may become necessary to secure the government against loss and to carry out the purposes of this act. He shall likewise cause to be kept a full and complete record of all

transactions regarding loans and payments thereof, and shall keep such books and render such accounts, approved by the insular auditor, as may be necessary for the proper accounting for said fund, and loans made therefrom, together with interest on such loans.

SEC. 4. By and with the approval of the Secretary of the Interior, the director of lands is hereby empowered, for and on behalf of the government of the Philippine Islands, to make such loans as are authorized by this act, and to execute as mortgagee, acting for and on behalf of the government of the Philippine Islands, the necessary mortgages to carry out the purposes of this act, and all mortgages executed under this act shall be executed to the director of lands, mortgagee, acting for and on behalf of the government of the Philippine Islands.

SEC. 5. For the purposes of this act the director of lands shall be the trustee for all mortgagors for the purpose of disbursing amounts advanced in consideration of the mortgages, and shall have custody of all mortgages and other securities for the mortgage debts pending their final satisfaction and release. He shall approve or disapprove all applications for loans, either wholly or in part, and such approval or disapproval shall be final and conclusive: *Provided, however,* That the Secretary of the Interior shall indorse upon each mortgage his approval thereof before said mortgage shall be considered as valid and effective.

SEC. 6. In the case the mortgagors have failed or neglected to discharge the mortgages in accordance with the agreement therein specified, the director of lands shall, upon the maturity of the mortgage notes, proceed to the foreclosure of the mortgages in the manner provided by law. Whenever, in his opinion, the interests of the insular government are in jeopardy through the failure or neglect of the mortgagors properly to observe the conditions of the mortgage agreements, the director of lands shall likewise proceed to the foreclosure of all mortgages, or shall take such other action as may to him seem necessary in the premises.

SEC. 7. The actual and necessary expenses arising from the administration of the friar-lands loan fund shall be advanced from the general appropriations made for the bureau of lands, and shall be reimbursed thereto from the interest and profits realized from the mortgage loans which may be made in accordance with the provisions of this act.

SEC. 8. Upon the repayment and satisfaction of all mortgage debts the principal of the loans shall be reimbursed to the friar-lands loan fund as established by section one of this act, and all net profits from said loans shall likewise accrue to and become a part of said fund, and may be available for any or all of the purposes for which said fund may be used.

SEC. 9. The public good requiring the speedy enactment of this bill, the passage of the same is hereby expedited in accordance with section two of "An act prescribing the order of procedure by the commission in the enactment of laws," passed September twenty-sixth, nineteen hundred.

SEC. 10. This act shall take effect on its passage.

Enacted, October 2, 1907.

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[No. 1749.]

AN ACT MAKING APPROPRIATIONS FOR THE FRIAR-LANDS BONDS SINKING FUND CREATED BY ACT NUMBERED ONE THOUSAND AND THIRTY-FOUR.

*By authority of the United States, be it enacted by the Philippine Commission, that:*

SECTION 1. The sum of six hundred and ninety-six thousand one hundred and eighty-four pesos and ninety-three centavos is hereby appropriated, out of any funds in the insular treasury not otherwise appropriated, and transferred to the funds remaining from the proceeds of sales of the bonds issued for the purchase price of the friar lands by virtue of the act of Congress approved July first, nineteen hundred and two, and act numbered one thousand and thirty-four of the Philippine Commission; and said fund so increased is hereby transferred to the sinking fund heretofore created by virtue of the said act numbered one thousand and thirty-four of the Philippine Commission.

SEC. 2. There is hereby created a continuing appropriation, from any funds in the insular treasury not otherwise appropriated, as follows:

On February first, nineteen hundred and eight, and on each succeeding anniversary thereof, to and including February first, nineteen hundred and thirteen, the sum of one hundred and forty thousand pesos; on February first, nineteen hundred and fourteen, and on each succeeding anniversary thereof, to and including February first, nineteen hundred and twenty-three, the sum of two hundred and eighty-thousand pesos; on February first, nineteen hundred and twenty-four, and on each suc-

ceeding anniversary thereof, to and including February first, nineteen hundred and thirty-three, the sum of two hundred and ninety-four thousand pesos; which sums, as appropriated, shall be transferred to the sinking fund aforesaid.

Said sums so appropriated and the interest thereon shall be available for investment by the insular treasurer, with the approval of the governor-general, by deposit at interest with qualified depositaries of government moneys, and for loans, for periods not exceeding five years in any instance, to provincial and municipal governments for the construction of public works of a permanent character, and for investment in such loans and securities as are authorized for the postal savings bank by existing laws: *Provided*, That the rates of interest on all loans made by authority of this section shall be fixed by the governor-general: *And provided further*, That no loans shall be made from this fund for such period that the same will extend beyond the period for the redemption of the bonds for which this sinking fund is created: *And provided further*, That from the amounts hereby appropriated for any year moneys received during that year from the sale of the lands purchased by virtue of section sixty-four of the act of Congress of July first, nineteen hundred and two, shall be deducted and the appropriation from general funds of the insular treasury correspondingly decreased: *And provided further*, That if any of said bonds shall be redeemed before the period of the maturity thereof said bonds shall not be canceled, but shall be held by the insular treasurer, who shall collect the interest on said bonds as the same falls due and shall deposit such money to the credit of the sinking fund hereby established: *And provided further*, That whenever the insular treasurer shall certify that sufficient money has become available through the operation of this act to redeem all of said bonds on maturity, principal and interest, thereupon the continuing appropriation provided for in this section shall cease and determine.

SEC. 3. An annual appropriation of five hundred and sixty thousand pesos is hereby made, beginning with the fiscal year ending June thirtieth, nineteen hundred and eight, for the payment of interest as it becomes due quarterly upon the so-called friar-land bonds issued under the provisions of the act of Congress of July first, nineteen hundred and two: *Provided*, That the sum hereby appropriated for any year shall be decreased for that year by the amount of receipts of whatever nature derived during the year from said friar lands, except receipts from the sales of lands: *And provided further*, That if the receipts derived from the disposition of such friar lands, other than by sale, in any year exceed the interest for that year, the balance of such receipts remaining shall become available for the payment of interest in the succeeding year, or become a part of the sinking fund for the redemption of the bonds as the secretary of finance and justice may direct.

SEC. 4. The proceeds of sales of the lands purchased under the provisions of the act of Congress of July first, nineteen hundred and two, shall in no case be used for any other purpose than the redemption of the principal of said bonds: *Provided*, That any other receipts from the said lands shall be first used to pay the interest upon the bonds as it matures; and the surplus, if any, shall be deposited to the credit of the sinking fund hereby created to meet the principal of such bonds at their maturity.

SEC. 5. There is hereby appropriated, out of the general funds in the insular treasury not otherwise appropriated, the sum or sums necessary for the payment of the cost of exchange or of transfer to the city of New York of funds required for the payment of interest or principal of such bonds as such cost of exchange or transfer is incurred.

SEC. 6. All acts or parts of acts in conflict with this act are hereby repealed.

SEC. 7. The public good requiring the speedy enactment of this bill, the passage of the same is hereby expedited in accordance with section two of "An act prescribing the order of procedure by the commission in the enactment of laws," passed September twenty-sixth, nineteen hundred.

SEC. 8. This act shall take effect on its passage.

Enacted, October 7, 1907.

[Inclosure No. 4.]

JULY 31, 1908.

SIR: I have the honor to inclose herewith, for transmission to the honorable the Philippine Commission, a report, in duplicate, covering operations on the various friar estates for the quarter ending June 30, 1908.

Very respectfully,

Acting Director of Lands.

The honorable the SECRETARY OF THE INTERIOR,  
Manila, P. I.

[Inclosure No. 41.]

*Report of the administration of the friar estates for the quarter ended June 30, 1908.*

Estate.	Temporary leases.									
	Town lots.		Irrigated farms.		Unirrigated farms.		Executed since last re- port.	Amount of rental due annu- ally.	Amount collected during this quarter.	
	No.	Area.	No.	Area.	No.	Area.				
		<i>h. a. c.</i>		<i>h. a. c.</i>		<i>h. a. c.</i>				
San Jose.....										P720.00
San Francisco de Mala- bon.....	60	14 72 10	143	575 40 38	48	563 55 64	118	P5,552.44	17,371.65	
Binagbag.....	149	13 39 68			44	34 78 69	193	540.94	520.80	
Tala.....	1	12 50			19	27 58 20	18	176.68	1,564.72	
Piedad.....	22	4 97 20			222	1,589 16 90	162	4,054.48	3,848.26	
Muntinlupa.....	60	6 73 58			58	196 38 63	61	775.00	890.70	
Malinta.....	5	1 46 55	10	14 22 85	115	315 59 25	75	1,708.08	5,103.13	
Matamo.....					1	11 72 91	1	115.24	115.24	
Dampol.....	289	63 55 20			46	828 46 91	335	8,414.92	3,831.85	
Guiguinto.....	102	11 46 80			70	236 64 30	123	2,562.78	7,860.95	
Banilad.....	64	6 07 21	5	7 69 15	114	311 39 43	112	1,804.80	2,073.94	
Talisay-Manglanilla.....	385	42 86 68	573	141 76 73	849	515 41 14	879	6,209.56	1,330.10	
Imus.....	787	97 40 25	266	766 33 66	20	183 65 47	794	6,301.92	15,430.67	
Binan.....	195	16 77 33	177	641 26 19	11	27 29 96	199	8,297.54	8,587.56	
Calamba.....	552	46 90 79	114	336 89 48	339	1,391 05 29	673	13,865.12	4,400.52	
Lolomboy.....	262	42 02 01	2	2 51 86	945	1,036 90 16	544	6,945.32	6,008.00	
Naic.....	246	18 53 36	78	196 62 77	129	381 46 17	302	4,047.16	12,028.12	
Santa Cruz de Malabon.....	37	1 49 14	1	3 00 00	3	12 00 00	41	113.20	5,081.42	
Santa Maria de Pandi.....	2	12 00			52	102 12 20	41	737.00	16,454.94	
Santa Rosa.....	240	22 39 53	103	293 88 18	1	3 19 80	265	4,141.52	2,049.68	

Estate.	Permanent leases.									
	Town lots.		Irrigated farms.		Unirrigated farms.		Executed since last re- port.	Amount of rental due annu- ally.	Amount collected during this quarter.	
	No.	Area.	No.	Area.	No.	Area.				
		<i>a. c.</i>		<i>h. a. c.</i>		<i>h. a. c.</i>				
Orion.....	4	41 35	2	2 72 39	20	32 56 21	26	P205.00	P246.00	

Estate.	Sale certificates.									
	Town lots.		Irrigated farms.		Unirrigated farms.		Executed since last re- port.	Agreed purchase price.	Amount of install- ments due annu- ally.	Amount collected during this quarter.
	No.	Area.	No.	Area.	No.	Area.				
		<i>h. a. c.</i>		<i>h. a. c.</i>		<i>h. a. c.</i>				
Binagbag.....	23	1 81 03			2	3 07 25	25	P577.10	P68.76	
San Marcos.....					1	87 32 89	1	14,140.14	565.60	P707.00
Dampol.....	35	8 34 93			1	26 35 31	36	7,772.42	777.75	946.82
Orion.....	239	11 07 33	116	255 19 95	29	75 20 79	384	44,337.87	5,655.64	10,252.39

*Report of the administration of the friar estates for the quarter ended June 30, 1908—Con.*

Estate.	Total area contracted for during this quarter.	Total amount due annually from all contracts executed during this quarter.	Total amount collected this quarter.	Remarks.
	<i>h. a. c.</i>			
San Jose .....			P720.00	No tenants; grazing privileges at 20 cents per head per month.
San Francisco de Malabon .....	1,153 68 12	P5,552.44	17,371.65	
Binagbag .....	53 06 65	609.70	520.80	
Tala .....	27 70 70	176.68	1,564.72	
Piedad .....	1,594 14 10	4,054.48	3,848.26	
Muntinlupa .....	203 12 21	775.00	890.70	
Malinta .....	331 28 65	1,708.08	5,103.13	
San Marcos .....	87 32 89	565.60	707.00	All sold.
Matamo .....	11 72 91	115.24	115.24	All leased.
Dampol .....	926 72 35	9,192.67	4,778.67	Practically all leased or sold.
Guiguinto .....	248 11 10	2,562.78	7,860.95	All leased.
Banilad .....	325 15 79	1,804.80	2,073.94	
Talisay-Mangilanilla .....	700 04 55	6,209.56	1,330.10	
Imus .....	1,047 39 38	6,301.92	15,430.67	
Binan .....	685 33 48	8,297.54	8,587.56	
Calamba .....	1,774 85 56	13,865.12	4,400.52	
Lolomboy .....	1,081 44 03	6,945.32	6,008.00	
Naic .....	596 02 30	4,047.16	12,028.12	
Orion .....	377 18 02	5,860.64	10,498.39	Practically all leased or sold
Santa Cruz de Malabon .....	16 49 14	113.20	5,081.42	
Santa Maria de Pandi .....	102 24 20	737.00	16,454.94	
Santa Rosa .....	319 47 51	4,141.52	2,049.68	
Total .....	11,663 13 64	83,636.45	127,424.46	
Grand total brought forward from last quarterly report.	32,383 48 85	206,524.43	478,780.21	Corrected amount as per attached lists of leases discontinued.
Grand total .....	44,046 62 49	290,160.88	606,204.67	

[Inclosure No. 42.]

*List of leases canceled and discontinued during the month of April, 1908.*

Estate.	No. of lease.	Total area.	Annual rental.
		<i>h. a. c.</i>	
Banilad .....	2, 31, 59, 67, 83, 90, 101, 105, 116 126, 132, 135, 184, 187, 216, 222, 228, 231, 606, 625, and 689 A.	55 27 80	P442.56
Calamba .....	1-3, 5-10, 12-14, 16-25, 27-30, 32-35, 37-63, 65, 67-71, 73, 76-85, 88-90, 92-98, 100-107, 109, 110, 112, 113, 115-139, 142, 145-154, 156, 158-170, 172, 173, 175, 177, 178, 180-188, 190, 191, 193, 194, 197-212, 214-232, 234-240, 242, 243, 245-249, 252-255, 257-276, 278, 282-288; 4, 11, 15, 26, 31, 36, 64, 66, 72, 74, 75, 86, 87, 91, 99, 108, 111, 114, 140, 141, 143, 144, 155, 157, 171, 174, 176, 179, 189, 192, 195, 196, 213, 241, 244, 250, 256, 277, 279, 280, 281, 289 A and 233 B.	545 74 94	5,336.12
Guiguinto .....	112-114, 116-158, 160, 163-392, 394-449; and 30, 42, 51, 58, 66, 91, 115, 159, 161, 162, 393 A.	293 30 80	2,171.96
Imus .....	1317-1330, 1332-1363, 1366-1404, 1406-1410, 1412-1421, 1423-1484, 1486-1506, 1509-1511, 1513-1530, 1532-1548, 1550-1553, 1555-1578, 1581-1638, 1640-1648, 1650-1678, 1680-1682, 1685-1728, 1730-1744, 1746-1754, 1756-1772, 1774-1776, 1778-1782, 1784, 1786-1791.	424 84 88	2,591.04
Lolomboy .....	278-468, 470-524, 526-576, 578-711, 713-856, and 858-868.	711 47 40	4,628.88
Malinta .....	76 and 765 B.	8 14 60	49.76
Matamo .....	1.	11 80 00	68.00
San Francisco de Malabon .....	79, 171, 241, 507, 768, and 888 A.	42 77 26	390.56
Santa Cruz de Malabon .....	896, 121, 541, 567, 602, 642, 930, 952, and 1032 A.	5 84 60	37.84
Talisay-Minglanilla .....	1-5, 7-25, 27-41, 43-70, 72-75, 77-81, and 84-103.	147 23 51	840.64
Total .....		2,246 45 79	16,557.36



*List of leases canceled and discontinued during the month of May, 1908.*

Estate.	No. of lease.	Total area.	Annual rental.
		<i>h. a. c.</i>	
Banilad.....	746, 22, 32, 37, 45, 54, 62, 70, 77, 109, 112, 115, 119, 120, 140, 142, 145, 151, 152, 154, 155, 180, 190, 203, 225, 252, 263, 268, 277, 306, 338, 393, 418, 461, 464, 616, 640, 652 A, and 662 B.	34 43 24	P288.24
Biñan.....	1, 3, 5, 6, 10-13, 16-19, 21-24, 27-34, 36, 37, 39, 41-43, 45, 47-50, 53, 55-58, 60-62, 64, 67, 70, 72-78, 82, 83, 85-87, 90-95, 99, 109-112, 118, 120, 121, 125, 127, 130, 132, 138, 139, 142, 144, 146, 147, 150-153, 157, 159, 163, 164, 166, 168, 171, 172, 179, 182, 183, 187, 188, 192, 195, 197, 198, 201, 203, 204, 205, 207, 212, 214, 218, 219, 222-224, 227, 228, 232, 237, 239, 240, 243-246, 249, 251, 252, 254, 257, 258, 261-276, 279, 281, 283-287, 289-292, 294, 295, 297, 300, 302, 305, 310, 313, 314, 316-318, 321, 323-327, 329, 332, 334-341, 343, 344, 346, 349-353, 356, 357, 360-367, 369, 372, 374, 375, 377, 378, 381, 382, 385, 388-390, 394-396, 406, 407, 415, 417, 418, 420-425, 432, 433; and 15, 38, A.	308 20 23	3,084.44
Calamba.....	290-306, 308-322; and 307 A.	74 91 89	490.00
Dampol.....	1-29, 31-77, 79-113, 115-130, 132-148, 150-160, 162-219, 221-227, 230-249, 251-270, 272-290, 292, 293, 295-308, 310-315, 317-321; and 30, 149, 291, 294, 316 A.	943 75 71	4,222.04
Imus.....	1792-1796, 1798-1817, 1819-1840, 1842-1902, 1904, 1906-1914, 1916-1921, 1923-1936, 1938-1965, 1967-2028, 2030-2059, 2061-2102, 2104-2112, 2114-2142, 2145-2147, 2151-2167, 2169-2172, 2174-2176, 2178-2180, 2182, 2184-2195, 2197-2206, 2208-2212, 2214-2219, 2221-2226, 2228, 2231-2248, 2250-2262, 2264-2268, 2271-2277, 2280-2293, 2295-2300, 2302-2319, 2321-2328, 2330-2332, 2334-2338, 2340-2342, 2344-2350, 2352, 2354, 2356-2358, 2360-2366, 2368-2383, 2385-2392, 2394-2401, 2403-2414, 2417-2421, 2423-2426; and 365, 648, 891, 1937, 2339 A.	183 23 90	1,335.96
Lolomboy.....	869-1097 and 525 A.	332 03 60	1,963.36
Santa Rosa.....	2, 4, 5, 9, 12, 14, 21, 32, 33, 35-39, 45, 48, 49, 53, 54, 58, 66, 67, 69, 71, 72, 77, 78, 81, 82, 89, 103, 116, 121, 125, 127, 128, 136, 151, 153, 154, 158, 168, 169, 174, 176, 177-185, 189-193, 195, 196, 198, 199, 201-207, 209-240, 242, 245-248, 250-261, 263-266, 268-274, 276-281, 283-289, 292, 293, 296, 299-310, 323, 324, 327-330, 334, 335, 337, 339, 341, 344, 346-354, 356, 358, 360, 362, 363, 366-368, 372, 375, 384, 386, 390, 392, 397, 400, 404-415, 420, 423, 426, 427, 429-431, 438, 441-449, 451, 455-457, 462, 464, 468, 470, 471, 472, 474-476, 480, 482, 484-501, 503-523, 526, 528-531, 533, 534, 537, 539, 541-543, 546, 548, 552, 555, 558-570, 575, 577-579, 581-584, 586-589, 591-595, 597-602, 605, 607, 609, 611, 613-615, 618, and 627.	116 22 17	1,230.80
Talisay-Minglanilla.....	234-316, 318-578, 581, 583, 584, 590-593, 595-608, 610, 612, 614, 615, 618-624, 626, 627, 629, 631-633, 636, 639, 640, 642-645.	404 54 20	2,445.60
Total.....		2,397 34 94	15,060.44

*List of leases canceled and discontinued during the month of June, 1908.*

Estate.	No. of lease.	Total area.	Annual rental.
		<i>h. a. c.</i>	
Banilad.....	30, 69, 71, 74, 196, 233, 245, 360, 375, 414, 424, 539, 566, and 573A.	51 37 43	P372.32
Binagbag.....	1-52, 54-78, 80-167, 169-183, 185-188, 190-198, and 79-189A.	168 13 20	718.96
Binan.....	4, 7, 8, 9, 20, 25, 26, 35, 40, 44, 46, 51, 52, 54, 59, 63, 65, 66, 68, 69, 71, 79, 81, 84, 88, 89, 96, 97, 98, 100, 101, 103-108, 113, 114, 115, 117, 119, 122-124, 126, 128, 277, 280, 282, 288, 293, 296, 298, 299, 301, 303, 304, 306, 307, 308, 311, 312, 315, 319, 320, 322, 328, 330, 333, 342, 345, 347, 348, 354, 355, 358, 359, 368, 370, 371, 373, 376, 379, 380, 383, 392, 393, 435-439, 441, 443-449, 452-458, 460, 461, 463, 464, 466, 467, 470, 472, 473, 475, 477-481, 483, 485, 486, 487, 489, 490, 491, 492, 495, 497, 498, 499, 501-506, 508, 509, 511-519, 521-524, 526-535, 537-541, 544, 546, 548-556, 558, 560-566, 568, 569, 571, 572, 574, 575, 576, 577, 578, 580-584, 586-596, 598-612, 614-619, 621-626, and 331A.	524 23 59	5,088.24

*List of leases canceled and discontinued during the month of June, 1908—Continued.*

Estate.	No. of lease.	Total area.	Annual rental.
		<i>h. a. c.</i>	
Calamba.....	323-373, 376-388, 390-399, 401-418, 420-436, 438-446, 448-458, 461-479, 481-513, 515-539, 541-556, 559-560, 562-566, 568-573, 575-576, 579-582, 584, 586, 588-590, 592-614, 616-659, 661-663, 665-666, 668-678, 680-681, 683-695, 697-703, 706-707, 709-728, 730-738, 740-751, 753-756, 758-775, 777-785, 787, 788, 790-793, 795-799, 801-812, 816-901, 903-917, 919-926, 928, 930-935, 937-948, 950-1005, 1007-1023, 1025-1101, 1103-1116, 1118-1137, 1139-1172, 1174-1194, 1196-1197, 1199, 1201-1205, 1207-1222, 374, 375, 389, 400, 419, 437, 447, 459, 480, 514, 540, 561, 574, 583, 585, 587, 591, 615, 664, 667, 679, 682, 696, 704, 705, 708, 729, 739, 757, 776, 789, 794, 800, 813, 814, 902, 927, 936, 949, 1006, 1024, 1138, 1173, 1195, 1198, 1200, 1206A, and 1117B.	951 84 61	P7,992.86
Guilinto.....	450, and 26A	6 82 24	54.56
Imus.....	2427-2429, 2431, 2433, 2434, 2436, 2437, 2439-2442, 2447-2449, 2451-2465, 2467-2479, 2482-2486, 2488, 2489, 2491, 2493-2500, 2502, 2504-2509, 2511-2513, 2515-2531, 2533-2540, 2542, 2545-2555, 2557-2564, 2566-2571, 2573-2575, 2577-2585, 2588-2590, 2592, 2593, 2595, 2596, 2598, 2599, 2601-2612, 2614-2622, 2624-2633, 2635-2640, 2642-2661, 2663-2665, 2667-2672, 2674-2715, 2717-2759, 2761-2769.	389 94 31	1,806.02
Lolomboy.....	1093-1162	55 42 40	342.80
Naic.....	147A	12 45 23	109.24
Orion.....	1-4, 6-22, 24, 25, 27-36, 38-49, 51-98, 100-261, 263-271, 273-279, 281-294, 296-307, 309-321, 323-343, 346-373, 375-380, 383-398, 400, 402-405, 407-410; 5, 23, 26, 50, 99, 262, 272, 280, 295, 308, 322, 344, 345, 374, 381, 382, 401, and 406A.	681 75 35	4,892.32
Piedad.....	69B	2 83 30	17.68
San Francisco de Malabon.....	1618: 53, 55, 69, 185, 201, 218, 273, 318, 343, 371, 674, 1153 and 1215 A.	46 20 98	379.76
San Marcos.....	1.	87 42 00	349.68
Santa Cruz de Malabon.....	747.	55	.80
Santa Maria de Pandi.....	828.	24 00	1.44
Santa Rosa.....	6, 8, 10, 11, 13, 15, 17, 18, 20, 22-25, 27-29, 31, 34, 40, 42, 47, 52, 55-57, 59-65, 68, 70, 75, 76, 79, 83-85.	348 16 20	2,727.12
Tala.....	81 and 359 A.	5 40 00	37.84
Talisay-Minglanilla.....	104-120, 122-147, 150-182, 184-193, 195-233, 647, 649, 651, 653-656, 659-661, 663, 664, 666, 669, 674, 675, 677-687, 691-697, 699-701, 703-715, 718, 720-722, 724, 726, 727, 729-732, 736, 738-741, 743-746, 748-750, 752, 754-757, 759, 762-770, 772-774, 776, 778, 780, 781, 784-786, 788, 791, 794-798, 801, 803-806, 808-811, 815-818, 821-823, 826, 829-831, 834, 835, 837-846, 848-852, 855-858, 860-864, 866, 867, 870-875, 877, 878, 880-884, 888, 890-892, 894, 898-900, 904, 906, 907, 909-911, 914, 915, 918, 920-923, 925-930, 932, 933, 936, 937, 939, 942-944, 946-948, 951, 952, 956-962, 964, 966, 968-975, 978-983, 985-992, 994, 995, 997-1010, 1012, 1014-1020, 1022-1025, 1028, 1030, 1032, 1034-1038, 1040, 1042, 1044, 1045, 1048, 1049, 1051-1055, 1061-1063, 1065, 1067, 1068, 1069, 1072, 1074-1076, 1078, 1079, 1082-1084, 1088-1090, 1092-1095, 1097-1102, 1104, 1106-1110, 1112, 1114-1120, 1122-1130, 1133, 1134, 1136, 1137, 1138, 1140, 1142-1144, 1146-1148, 1150-1155, 1159, 1160, 1163, 1165-1168, 1170-1175, 1177, 1178, 1180-1184, 1186, 1188, 1190-1192, 1195-1202, 1204, 1207, 1210, 1212, 1217-1226, 1228-1234, 1236, 1237, 1239-1248, 1251, 1253-1260, 1262, 1263, 1265-1269, 1272-1274.	495 50 40	2,918.96
Total.....		3,827 75 79	27,810.60

J. R. WILSON,  
Acting Director of Lands.  
Manila, P. I., July 1, 1908.

[Inclosure No. 43.]

*Report of the administration of the friar estates for the quarter ended September 30, 1908.*

Estate.	Temporary leases.									
	Character of the land.						Executed since last re- port.	Amount of rental due annually.	Amount collected during this quarter.	
	Town lots.		Irrigated farms.		Unirrigated farms.					
	No.	Area.	No.	Area.	No.	Area.				
		<i>h. a. c.</i>		<i>h. a. c.</i>		<i>h. a. c.</i>				
San Jose.....									₱720.00	
Isabela.....									71.14	
San Francisco de Mala- bon.....	57	7 95 25	88	225 96 97	26	109 2 19	90	₱2,122.32	10,414.44	
Binagbag.....					120	97 91 82	120	897.26	1,109.32	
Tala.....					3	52 40 40	3	21.92	648.79	
Piedad.....	8	1 43 30			44	266 18 35	39	693.12	2,100.32	
Muntinlupa.....	4	45 88			10	224 53 54	6	461.88	307.62	
Malinta.....	5	1 14 30			27	56 97 7	25	251.20	3,685.09	
Dampol.....									4,450.98	
Guiguinto.....	36	5 95 43			67	149 94 53	84	1,511.74	1,474.33	
Banilad.....	43	3 51 65	11	11 38 90	122	214 36 20	109	1,319.32	1,971.85	
Talisay-Mangianilla.....	103	14 6 55	225	59 62 1	373	234 47 75	307	2,663.68	1,929.95	
Imus.....	882	126 88 1	800	2,433 58 95	196	766 38 30	1,013	17,605.08	13,571.18	
Binan.....	1306	105 4 1	412	1,165 21 82	47	257 51 4	1,270	18,082.96	11,001.51	
Calamba.....	325	29 60 39	53	159 89 15	484	1,201 72 56	507	9,379.68	12,496.47	
Lolomboy.....	217	33 72 89	50	23 70 29	1,285	1,402 24 30	665	8,991.88	8,459.28	
Naic.....	7	39 10			18	55 97 53	18	130.72	3,472.34	
Santa Cruz de Malabon.....	19	1 86 97	8	23 70 45	5	8 0 0	31	229.24	2,823.40	
Santa Maria de Pandi.....	2	76 0			24	42 95 40	20	331.28	2,111.10	
Santa Rosa.....	698	55 55 47	373	1,462 12 90	38	569 71 45	790	22,890.72	14,913.70	

Estate.	Permanent leases.								
	Character of the land.						Executed since last report.	Amount of rental due annually.	Amount collected during this quarter.
	Town lots.		Irrigated farms.		Unirrigated farms.				
	No.	Area.	No.	Area.	No.	Area.			
Orion.....	2	<i>h. a. c.</i> 44 19	.....	<i>h. a. c.</i> .....	7	<i>h. a. c.</i> 11 31 69	9	₱70.00	₱29.00

Estate.	Sale certificates.									
	Character of the land.						Executed since last report.	Agreed purchase price.	Amount of installments due annually.	Amount collected during this quarter.
	Town lots.		Irrigated farms.		Unirrigated farms.					
	No.	Area.	No.	Area.	No.	Area.				
		<i>h. a. c.</i>		<i>h. a. c.</i>		<i>h. a. c.</i>				
Binagbag.....										₱78.88
Dampol.....										35.75
Orion.....	85	5 85 3	65	207 6 47	46	142 46 48	196	₱46,317.89	₱4,027.26	3,146.19

*Report of the administration of the friar estates for the quarter ended September 30, 1908—*  
Continued.

Estate.	Total area contracted for during this quarter.	Total amount due annually from all contracts executed during this quarter.	Total amount collected this quarter.	Remarks.
San Jose.....	<i>h. a. c.</i>		<b>P720.00</b>	160 tenants grazing privileges at 20 cents per head per month.
Isabela.....			71.14	
San Francisco de Malabon.....	342 94 41	<b>P2,122.32</b>	10,414.44	
Binagbag.....	97 91 82	897.26	1,188.20	
Tala.....	52 40 40	21.92	648.79	
Piedad.....	267 61 65	693.12	2,100.32	
Muntinlupa.....	224 99 42	461.88	307.62	
Malinta.....	58 11 37	251.20	3,685.09	
San Marcos.....				All sold.
Matamo.....				All leased.
Dampol.....			4,486.73	Practically all leased or sold.
Guiguinto.....	155 89 96	1,511.74	1,474.33	All leased.
Banilad.....	229 26 75	1,319.32	1,971.85	
Talisay-Manglanilla.....	308 16 31	2,663.68	1,929.95	
Imus.....	3,326 85 26	17,605.08	13,571.18	
Binan.....	1,527 76 87	18,082.96	11,001.51	
Calamba.....	1,391 22 10	9,379.68	12,496.47	
Lomboy.....	1,459 67 48	8,991.88	8,459.28	
Naic.....	56 36 63	130.72	3,472.34	
Orlon.....	367 13 86	4,097.26	3,175.19	Practically all leased or sold.
Santa Cruz de Malabon.....	33 57 42	229.24	2,823.40	
Santa Maria de Pandi.....	43 71 40	331.28	2,111.10	
Santa Rosa.....	2,087 39 82	22,890.72	14,913.70	
Total area contracted for on all estates, as above reported.	12,031 2 93	91,681.26	101,022.63	
Grand total of area brought forward from last quarterly report.	36,583 89 02	243,354.30	606,204.67	Corrected amount as per attached list of leases discontinued.
Grand total of area contracted for to date on all estates.	48,614 91 95	335,035.56	707,227.30	

[Inclosure No. 44.]

*List of leases canceled and discontinued during the month of July, 1908.*

Estate.	No. of lease.	Total area.	Annual rental.
Binagbag.....	53 and 168.....	<i>h. a. c.</i> 4 35 68	<b>P16.24</b>
Calamba.....	1223, 1224, 1226, 1227, 1229-1231, 1233, 1235-1242, 1245-1253, 1255, 1256, 1258-1261, 1263, 1265-1269, 1273-1275, 1277-1282, 1284-1287, 1290-1292, 1294-1308, 1310, 1312-1370, 1373-1404, 1408, 1409, 1413-1420, 1422-1426, 1429, 1431, 1432, 1434, 1436-1453, 1455-1468, 1470-1762, 786, 815, 1234, 1257, 1264, 1271, 1283, 1288, 1289, 1293, 1309, 1311, 1405, 1407, 1410, 1412, 1421, 1427, 1428, 1430, 1435, 1454A, and 1433B.	504 50 12	3,551.98
Imus.....	555, 2143, 2144, 2148, 2149, 2150, 2168, 2173, 2177, 2181, 2183, 2207, 2213, 2220, 2227, 2230, 2249, 2263, 2269, 2270, 2278, 2279, 2294, 2301, 2320, 2333, 2343, 2351, 2353, 2355, 2359, 2384, 2393, 2402, 2415, 2416, 2422, 2430, 2432, 2435, 2438, 2444, 2445, 2446, 2450, 2466, 2480, 2481, 2487, 2490, 2492, 2501, 2503, 2514, 2541, 2543, 2544, 2556, 2565, 2572, 2576, 2586, 2587, 2591, 2600, 2613, 2623, 2634, 2641, 2662, 2660, 2673, 2716, 2760, 2770, 2771, 2772, 2773, 2774, 2775, 2776, 2777, 2778, 2779, 2781, 2782, 2783-2839, 2841-2915, 2917-2953, 2955-2989, 2991-3165, 3167-3201, 3203-3205, 3207-3313, 3315-3346, 3348-3378, 3380-3393, 3395-3461, 3463-3622, 3625, 3627, 3631; 202, 358, 441, 444, 446, 467, 476, 498, 507, 511, 513, 566, 633, 722, 755, 867, 879, 880, 1028, 1051, 1269, 1331, 1639, 1841, 1915, 2103, 2229, 2367, 2510, 2594, 2840, 2954, 3394A.	1,989 57 09	4,684.48

*List of leases canceled and discontinued during the month of July, 1908—Continued.*

Estate.	No. of lease.	Total area.	Annual rental.
		<i>h. a. c.</i>	
Lolomboy.....	1163-1305, 1307-1341, 1343-1570, 1572-1574, 1576-1731, 1733-1737, 1739-1941, and 1151, 1306, 1342, 1571, 1575, 1732, 1738A.	522 19 10	₱3,361.64
Nalc.....	38A.....	5 43 50	54.36
San Francisco de Malabon.....	356, 388, 454, 469, 662, 756, 1101, 1293, 1319, 1333, 1413, 1414A, and 1080B.	27 71 79	229.52
Santa Cruz de Malabon.....	787 and 341, 352A.....	5 28 55	33.12
Santa Maria de Pandi.....	317 and 370.....	2 43 00	12.40
Tala.....	127A.....	1 44 00	10.08
Talisay-Minglanilla.....	579, 580, 582, 585-589, 594, 609, 611, 613, 616, 617, 625, 628, 630, 634, 635, 637, 638, 641, 646, 648, 650, 652, 657, 658, 662, 667, 668, 670-673, 676, 688-690, 698, 702, 716, 717, 719, 723, 725, 728, 733-735, 737, 742, 747, 751, 753, 758, 760, 761, 771, 775, 777, 779, 782, 783, 787, 789, 790, 792, 793, 799, 800, 802, 807, 812-814, 819, 820, 824, 827, 828, 832, 833, 836, 847, 853, 854, 859, 865, 868, 869, 876, 879, 885-887, 889, 893, 895-897, 901-903, 905, 908, 912, 913, 916, 917, 919, 924, 931, 934, 938, 940, 941, 945, 949, 950, 953-955, 963, 965, 967, 976, 977, 984, 993, 996, 1011, 1013, 1021, 1026, 1027, 1029, 1031, 1033, 1039, 1041, 1043, 1046, 1047, 1050, 1056-1060, 1064, 1066, 1070, 1071, 1073, 1077, 1080, 1081, 1085-1087, 1091, 1096, 1103, 1105, 1111, 1113, 1121, 1135, 1139, 1141, 1145, 1149, 1156-1158, 1161, 1162, 1164, 1169, 1176, 1179, 1185, 1187, 1189, 1193, 1194, 1203, 1205, 1206, 1208, 1209, 1211, 1213-1216, 1227, 1235, 1238, 1249, 1250, 1252, 1261, 1264, 1270, 1275, 1277-1325, 1327, 1330-1346, 1348-1380, 1382-1402, 1404-1449, 1451-1492, 1494-1522, 1524-1570, 1572-1704, 1706-1731, 1733-1735, 1737-1859, 1861-1870, 1872-1987, 1989-2035, 2037-2105, 2107-2194, 2197-2270, 2272-2282, 2284-2296; 6, 42, 71, 76, 83, 121, 148, 149, 183, 194, 317, 665, 935, 1132, 1271, 1276, 1347, 1381, 1403, 1450, 1523, 1571, 1705, 1732, 1736, 1988, 2036A, and 1131B.	628 53 77	4,970.20
Total.....		3,691 46 60	16,924.02

*List of leases canceled and discontinued during the month of August, 1908.*

Estate.	No. of lease.	Total area.	Annual rental.
		<i>h. a. c.</i>	
Banilad.....	738, 742, 747, 11, 12, 25, 42, 47, 50, 53, 58, 65, 68, 84, 92, 93, 94, 97, 124, 134, 138, 150, 167, 179, 229, 232, 241, 244, 254, 283, 284, 301, 302, 310, 315, 322, 335, 342, 367, 406, 407, 413, 419, 427, 428, 431, 445, 459, 467, 475, 488, 497, 498, 503, 506, 509, 510, 513, 521, 525, 557, 611, 621, 622, 633, 664, 672, 690, 710, 715, 721, 722 A and 285, 348, 549, 559, 672 B.	156 48 00	₱1,206.
Binan.....	129, 131, 133, 135, 136, 137, 140, 141, 145, 148, 149, 154, 155, 158, 160, 161, 162, 165, 167, 170, 173-178, 180, 181, 185, 189-191, 193, 194, 196, 199, 200, 202, 206, 208-211, 213, 215, 216, 217, 220, 221, 225, 226, 229, 230, 231, 233-236, 238, 242, 247, 248, 250, 253, 255, 256, 259, 260, 384, 386, 387, 391, 397-402, 404, 405, 408-414, 416, 419, 426-431, 434, 440, 442, 450, 451, 459, 462, 465, 468, 469, 471, 474, 476, 482, 484, 488, 496, 500, 507, 510, 520, 525, 536, 542, 543, 545, 547, 557, 559, 567, 570, 573, 579, 620, 627-699, 701-953, 955-1040, 1042-1057, 1059-1179, 1181-1362, 1364-1433, 1435-1594, 1596-1753, 1755-1839, 1841-1883, and 14, 80, 102, 116, 134, 143, 156, 169, 184, 186, 241, 278, 403, 493, 494, 585, 597, 613, 700, 954, 1041, 1363, 1434, 1595, 1754 A.	1,220 98 06	11,652.
Imus.....	1777 and 1966 A.....	46 06	4.40
San Francisco de Malabon.....	108 and 886 A.....	14 42 40	130.24

*List of leases canceled and discontinued during the month of August, 1908—Continued.*

Estate.	No. of lease.	Total area.	Annual rental.
Santa Rosa.....	157, 159-163, 165-167, 170, 171, 186-188, 194, 197, 200, 241, 244, 262, 267, 275, 282, 290, 291, 294, 295, 297, 298, 311-316, 321, 322, 325, 326, 333, 336, 340, 343, 345, 355, 357, 359, 364, 365, 369-371, 373, 374, 376, 378-383, 385, 387, 388, 391, 394-396, 398, 399, 401-403, 416, 417, 419, 421, 425, 428, 432, 434-437, 440, 450, 452, 453, 458-460, 463, 465, 466, 469, 473, 477-479, 481, 525, 527, 536, 540, 553, 617, 620-623, 625, 629-636, 638-643, 645-647, 649, 650, 653-656, 658, 661-675, 677, 678, 683, 685-694, 699, 701, 703, 704, 706-708, 710, 712-714, 716, 719, 721, 723-726, 728, 730, 732-739, 741, 743-746, 749, 751-753, 755, 756, 758-767, 769-784, 786-790, 792-805, 807, 808, 810-822, 824-841, 843-849, 851-872, 874-890, 892-951, 953-980, 982-992, 994-1068, 1070-1109, 1111-1121, 1123-1132, 1134-1137, 1139-1166, 1168-1180, 1182-1255, 1257-1295, 1297-1331, 1333-1383, 1385-1401, 1403-1408 and 16, 19, 26, 41, 44, 46, 50, 51, 73, 80, 86, 87, 93, 97, 102, 107, 109, 110, 111, 135, 140, 152, 155, 172, 173, 175, 208, 243, 249, 331, 332, 338, 342, 361, 377, 389, 393, 418, 422, 424, 439, 454, 524, 532, 551, 596, 628, 740, 748, 754, 806, 823, 842, 952, 981, 1122, 1 256, 1332 A.	<i>h. a. c.</i> 2, 258 86 37	₱16,015.56
Total.....		3, 651 20 89	29,008.92

*List of leases canceled and discontinued during the month of September, 1908.*

Estate.	No. of lease.	Total area.	Annual rental.
Banilad.....	55, 103, 131, 197, 359, 370, 408, 472, 612, 643, 663 A, and 570 B.	<i>h. a. c.</i> 17 68 36	₱85.84
Calamba.....	460, 557, 558, 567, 577, 752, and 1225 A.	38 13 83	198.96
Lolomboy.....	712 and 857 A.	43 20	4.16
San Francisco de Malabon....	1619, 513, 601 1004, 1151, 1326, 1386, 1421, 1502, 1631 A, and 308, 309, 315, 357 B.	52 25 49	488.88
Santa Cruz de Malabon.....	162, 260, 373, 397, 482, 799, and 198, 943, 953, 1158 A.	11 55 10	95.80
Total.....		120 05 98	873.64

[Inclosure No. 45.]

BROOKLYN, N. Y., January 29, 1907.

HON. WILLIAM H. TAFT,  
Secretary of War, Washington, D. C.

MY DEAR MR. SECRETARY: In accordance with your request, I forward herewith a statement of the progress made in the sale and leasing of friar lands up to October 1, 1906.

Since his appointment as chief of the bureau of public lands, Sleeper has shown himself to be active, capable, and efficient, and in view of the difficulties which have been encountered I think that the showing he has made is quite satisfactory.

\* \* \* \* \*

Sincerely,

DEAN C. WORCESTER,  
Secretary of the Interior, Philippine Insular Government.

[Inclosure No. 46.]

*Statement of progress on friar estates to October 1, 1906.*

## BUREAU OF LANDS.

Name of estate.	Area of estate as purchased.			Estimated amount of land occupied.		No. of leases executed.	Land leased temporarily.		
	<i>h.</i>	<i>a.</i>	<i>c.</i>	<i>Hect.</i>	<i>Per cent.</i>		<i>h.</i>	<i>a.</i>	<i>c.</i>
Banilad.....	1,925	0	0	963	50.0	680	701	24	28
Binagbag.....	294	75	0	236	80.0	187	167	17	28
Binan.....	3,659	0	0	2,286	67.5	1,745	2,010	59	69
Calamba.....	13,673	0	0	2,051	15.0	1,293	1,869	80	33
Dampol.....	928	93	0	929	100.0	310	944	86	77
Guiguinto.....	945	68	40	851	90.0	403	848	51	90
Imus.....	18,243	0	0	6,020	33.0	3,242	4,034	18	53
Isabela.....	19,891	0	0	199	1.0	76	109	85	0
Lolomboy.....	5,177	49	0	4,142	80.0	1,783	2,047	86	82
Malinta.....	3,574	0	0	2,502	70.0	938	1,534	60	2
Matamo.....	11	80	0	12	100.0	1	11	80	0
Muntinlupa.....	2,827	0	0	424	15.0	379	365	47	24
Nalc.....	7,624	0	0	3,812	50.0	971	2,406	47	57
Orion.....	916	0	0	1,732	80.0	399	732	3	6
Piedad.....	3,860	0	0	1,158	30.0	383	584	47	91
San Francisco de Malabon.....	11,449	0	0	2,862	25.0	1,412	2,726	12	65
San Jose.....	23,266	0	0						
San Marcos.....	87	42	0	87	100.0	1	87	42	0
Santa Cruz de Malabon.....	9,795	0	0	1,959	20.0	932	1,325	69	49
Santa Maria de Pandi.....	10,342	0	0	6,205	60.0	1,811	3,648	27	80
Santa Rosa.....	5,470	0	0	3,282	60.0	1,297	2,718	81	86
Tala.....	6,696	0	0	670	10.0	345	373	5	30
Talisay-Minglan.....	8,020	0	0	5,213	65.0	1,847	1,510	37	60
Total.....	158,676	7	40	46,595	29.4	20,425	30,758	73	10
Grand total.....									

Name of estate.	Amount of land surveyed.		Total contracted annual rental.	Administration expenses, fiscal year 1906.	Collections.	
					Fiscal year 1906.	Three months 1907.
	<i>Hect.</i>	<i>P. ct.</i>				
Banilad.....			P3,891.12	P1,544.18		
Binagbag.....	294	100.0	702.16	2,055.19	P349.68	P271.30
Binan.....	2,147	58.7	19,618.72	9,424.77	5,800.00	4,837.10
Calamba.....	888	6.5	17,079.70	13,885.24	6,506.66	2,820.84
Dampol.....	929	100.0	4,224.96	4,312.49	3,442.40	650.28
Guiguinto.....	945	100.0	5,835.92	4,719.84	5,307.10	518.98
Imus.....	3,593	19.7	25,927.06	26,684.17	17,833.98	5,288.60
Isabela.....	14,918	75.0	1,119.28	9,615.02		897.00
Lolomboy.....	473	9.1	13,432.20	9,944.02	5,395.20	3,141.66
Malinta.....	536	15.0	8,834.66	7,136.06	4,317.72	1,793.84
Matamo.....	12	100.0	68.00	74.18	68.00	
Muntinlupa.....			997.42	1,020.29	357.09	169.85
Nalc.....			24,033.38	7,912.45	9,162.14	3,828.26
Orion.....	697	76.2	5,060.48	1,561.96	2,718.34	1,146.84
Piedad.....			2,998.68	2,955.95	1,552.18	499.32
San Francisco de Malabon.....	3,171	27.7	18,509.86	21,883.83	14,872.43	1,075.58
San Jose.....	23,266	100.0	5,781.67	5,781.67	970.00	530.00
San Marcos.....	87	100.0	349.68	407.98	349.68	
Santa Cruz de Malabon.....			10,744.96	7,205.90	4,943.56	2,371.30
Santa Maria de Pandi.....	506	4.9	19,491.87	8,211.99	4,886.01	4,840.30
Santa Rosa.....	1,334	24.4	22,580.24	11,297.25	8,561.99	6,448.19
Tala.....			2,245.92	2,013.58	1,267.14	358.20
Talisay-Minglan.....			9,761.70	7,982.03		
Total.....	53,795	33.9	217,507.97	173,240.08	98,661.30	41,467.44
Grand total.....						98,661.30
						140,128.74

**L E T T E R**  
**FROM**  
**THE SECRETARY OF WAR,**  
**TRANSMITTING**  
**A REPORT FROM THE GOVERNOR-GENERAL OF THE PHILIPPINE**  
**ISLANDS RELATIVE TO FRIAR LANDS.**

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**JUNE 11, 1910.**—Referred to the Committee on Insular Affairs and ordered to be printed.

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**WAR DEPARTMENT,**  
*Washington, June 10, 1910.*

Mr. SPEAKER: In letter of May 5, 1910, transmitting information received from the governor-general of the Philippine Islands by cable in compliance with resolution of the House of Representatives of April 28, 1910, calling for certain information with reference to the public land in the Philippine Islands and the so-called "friar lands," I stated that it should be possible to submit the detailed report by mail on or about June 10. This report has now been received, and I beg to transmit it herewith.

Very respectfully,

**J. M. DICKINSON,**  
*Secretary of War.*

**The SPEAKER OF THE HOUSE OF REPRESENTATIVES.**



*Report of lands in the Philippine Islands sold or leased, or contracted to be sold or leased, by the government of the Philippine Islands since July 1, 1902, in tracts of more than 16 hectares to one person, or 1,024 hectares to any corporation or association of persons, stating in each case the number of hectares sold or leased, or contracted to be sold or leased, name of purchaser or lessee, and since such purchaser or lessee shall have attempted to make such purchase as agent or factor for any other person, association, or corporation, then the name of such person, association, or corporation, if known; whether such lands were part of the public domain of the Philippine Islands or friar lands, the price or rental paid or to be paid in each case; also applications pending for sale or lease of any such lands in the Philippine Islands in lots or tracts of more than 16 hectares to any individual or 1,024 hectares to any corporation or association of individuals.*

FRIAR LANDS SALES SINCE JULY 1, 1902, OF MORE THAN 16 HECTARES TO ONE PERSON.

Purchaser.	Estate.	Number of parcels.	Total area.	Sale value.
			<i>II. A. C.</i>	
Adriana Sevilana.....	Banilad.....	2	19 14 25	P1,184.58
Victoria Rallos.....	do.....	6	25 69 73	1,509.84
Juan P. Gordoro.....	do.....	11	18 03 38	25,995.91
Anacleto Reyes.....	Dampol.....	2	39 89 87	6,633.97
Jacinto Ycasiano.....	do.....	1	26 25 31	4,869.13
Augustin Mariano.....	do.....	2	39 35 34	6,964.26
Policarpio de Jesus.....	do.....	3	20 93 08	3,679.22
Pedro G. Gonzales.....	do.....	3	59 14 34	10,999.41
Monica Galvez.....	do.....	2	63 34 98	11,764.09
Claro Castro.....	do.....	5	24 79 66	4,818.11
Lazaro Buktaw.....	do.....	1	43 67 04	7,644.14
Manuel Casal.....	do.....	1	127 87 35	24,372.71
Conrado Ayilon.....	do.....	4	44 76 21	8,114.78
Eustaquio Avendaño.....	do.....	5	65 37 20	12,306.07
Antonio Alva.....	do.....	1	20 44 01	3,577.86
Gervacio Alejandrino.....	do.....	1	37 93 13	7,001.00
Benigno Angelo.....	do.....	1	38 83 34	6,798.00
Juan Alano.....	Guiguinto.....	5	26 90 39	5,015.44
Cayetano Bernardo.....	do.....	9	27 04 00	5,803.38
Pedro Bernardo.....	do.....	12	19 44 15	4,038.00
Doroteo Bulaong.....	do.....	2	17 37 55	3,583.88
Pedro Dimagiba.....	do.....	12	19 69 63	3,877.00
Pedro Figueroa y Manalo.....	do.....	8	17 30 58	3,194.98
Rosenda Mendoza.....	do.....	2	53 92 66	10,163.04
Andres Pascual.....	do.....	2	19 05 31	3,621.99
Martina Rodrigo.....	do.....	7	29 71 20	6,037.91
Geronimo Angeles.....	Malinta.....	3	16 37 27	2,270.18
Remigio Bautista.....	do.....	2	29 54 94	2,967.64
Marcelo Buenaventura.....	do.....	6	41 13 77	5,784.12
Arcadio Constantino.....	do.....	3	31 34 85	7,445.32
Patricio Cuerpo.....	do.....	8	30 15 25	6,205.64
Esteban Daes.....	do.....	5	46 52 69	9,926.26
Faustino Duke.....	do.....	8	25 36 18	5,068.18
Raymundo Duran.....	do.....	3	16 72 85	2,800.72
Estanislao Francisco.....	do.....	2	17 20 60	1,360.72
Florencio Gregorio.....	do.....	7	16 68 92	2,156.96
Patricia Miranda.....	do.....	8	37 14 89	13,136.20
Roman Ramos.....	do.....	2	19 81 61	2,795.12
Nemesio Delfin Santiago.....	do.....	7	49 11 12	9,266.42
Gualberto Santos.....	do.....	2	18 39 22	2,527.16
Pascuala Serrano.....	do.....	4	39 08 29	6,748.38
Tiburcio Serrano.....	do.....	10	22 87 59	3,937.76
Rufino D. Valenzuela.....	do.....	7	21 26 59	3,875.00
Joaquina Lanson.....	Orion.....	1	19 20 61	3,078.93
Vicente Rodriguez.....	do.....	1	22 94 12	3,493.82
Esperanza Monjon.....	do.....	5	21 97 22	2,753.72
Macario Santos.....	do.....	1	74 63 75	1,244.37
F. J. Banyea and Joseph Pollacek.....	Muntinlupa.....	3	308 28 66	10,740.32
Estanislao Espeleta.....	do.....	19	42 40 18	2,953.40
Bayanan plantation syndicate.....	do.....	1	123 00 16	4,133.00
E. L. Foole (understood to be agent for Mr. Welch).	San José.....	2	22,484 81 50	734,000.00
Francisco Mendoza.....	San Marcos.....	1	87 32 89	14,839.50
Leonardo Alagabre.....	Santa Rosa.....	7	23 47 91	5,988.76
Francisca Almeda.....	do.....	17	72 86 82	15,968.09
Petronila Almodovar.....	do.....	8	15 47 97	3,653.52
Francisco Arambulo.....	do.....	20	20 31 37	5,572.52
Florencio Baillon.....	do.....	7	24 50 68	5,189.72
Angel Bantata.....	do.....	6	33 90 60	7,574.40
Sotero Battallanes.....	do.....	1	24 14 52	4,702.44
Narciso Batiller.....	do.....	6	66 41 74	13,126.80
Doroteo Carteciano.....	do.....	4	60 32 40	9,794.32
Gregorio Carteciano.....	do.....	8	36 04 25	8,907.80

*Report of lands in the Philippine Islands sold or leased, etc.—Continued.***FRIAR LANDS SALES SINCE JULY 1, 1902, OF MORE THAN 16 HECTARES TO ONE PERSON—Continued.**

Purchaser.	Estate.	Num- ber of parcels.	Total area.			Sale value.
			H.	A.	C.	
Petrona Gomez.....	Santa Rosa.....	7	17	39	87	P4,232.88
Antonio Gonzales.....	do.....	7	35	86	52	8,530.76
Francisco Gonzales.....	do.....	6	18	88	74	4,475.80
Ursula de Guzman.....	do.....	14	47	15	36	11,995.80
Teodorico Layon.....	do.....	7	18	62	37	4,621.24
Marcelo Leyco.....	do.....	9	20	97	14	5,070.84
Antonio Lijauco.....	do.....	9	22	54	82	5,762.64
Emilio Lijauco.....	do.....	10	36	18	79	8,510.36
Teodora Lijauco.....	do.....	7	24	31	11	6,424.20
Nicolas Limcaoco.....	do.....	1	19	47	51	3,732.00
Maria Manguerra.....	do.....	9	22	12	86	5,248.36
Z. K. Miller.....	do.....	4	66	59	87	12,774.64
Tumas Nepomoceno.....	do.....	14	29	02	76	7,726.32
Pablo Perlas.....	do.....	9	46	51	58	10,010.32
Pedro Perlas.....	do.....	2	121	20	51	23,542.62
Viturnina de los Reyes.....	do.....	3	34	71	97	7,376.16
Delfin Vallejo.....	do.....	12	32	03	36	8,180.36
Ponciano Vallejo.....	do.....	5	16	02	00	369.40
Andres Zavalla.....	do.....	47	120	90	00	29,929.78
Angel Zavalla.....	do.....	18	51	96	49	11,849.68

*Total.*—Eighty-two persons have purchased more than 16 hectares each of friar lands since July 1, 1902—78 Filipinos and 4 Americans. No corporation has purchased more than 1,024 hectares. No person is known to have purchased any friar lands as agent or factor for any other person. It is said that Mr. Edward L. Poole, who purchased the San José estate, Mindoro, represents Mr. Welch, but purchase was made in his own name.

Forty-three of above purchasers have one single tract exceeding 16 hectares; 3 have two single tracts exceeding 16 hectares each; and 1 has three single tracts exceeding 16 hectares each.

No person is known to have purchased any friar lands as agent or factor for any corporation or association of persons.

All the above sales have been made at prices and on terms as provided in acts Nos. 1120, 1847, and 1933.

**FRIAR LANDS LEASES SINCE JULY 1, 1902, OF MORE THAN 16 HECTARES TO ONE PERSON.**

Lessee.	Estate.	Num- ber of parcels.	Total area.			Annual rent.
			H.	A.	C.	
Bascon, Mauricio.....	Banlad.....	2	16	12	87	P4.00
Coverly, W. G.....	do.....	16	37	44	82	41.00
Denzon, Filomena.....	do.....	8	18	88	61	38.00
Gabod, Rafaela.....	do.....	5	18	59	11	10.00
Knowles, J. F.....	do.....	3	23	57	09	49.00
Lamb, Robert N.....	do.....	39	86	80	81	55.00
Llorente, Martin.....	do.....	1	48	35	27	131.00
Osmeña, Tomas.....	do.....	2	39	27	07	96.00
Pulbeyre, Maria.....	do.....	2	28	65	67	43.00
Sanson, Miguel.....	do.....	4	21	19	57	54.00
Teves, Vicente.....	do.....	2	20	78	52	53.00
Valle, Matias.....	do.....	2	19	81	76	31.00
Vaño, Jaime.....	do.....	2	28	08	26	70.00
Almeda, Francisca.....	Bifan.....	6	17	20	63	215.00
Bayabo, Eleuterio.....	do.....	5	19	14	40	199.00
Belisario, Faustino.....	do.....	5	16	00	72	154.00
Cariffo, Pedro T.....	do.....	18	21	09	72	175.00
Casano, Isidoro.....	do.....	6	16	60	55	203.00
Crisologo, Manuela.....	do.....	10	18	15	30	247.00
Dimarsanan, Felipa.....	do.....	5	16	41	60	204.00
Ferguson, Frank J.....	do.....	13	141	97	00	508.00
Gana, Ciriaco.....	do.....	5	32	85	50	248.00
Gana, Filomena O.....	do.....	4	35	40	60	283.00
Gana, Maria A.....	do.....	6	35	04	60	420.00

*Report of lands in the Philippine Islands sold or leased, etc.—Continued.*

FRIAR LANDS LEASES SINCE JULY 1, 1902, OF MORE THAN 16 HECTARES TO ONE PERSON—Continued.

Lessee.	Estate.	Number of parcels.	Total area.			Annual rent.
			H.	A.	C.	
Jaococo, Justiniano.....	Bifian .....	12	36	49	79	P447.00
Ocampo, Isabel.....	do.....	12	31	15	40	350.00
Padua, Catalina.....	do.....	7	31	57	02	327.00
Paz, Josefa de la.....	do.....	6	19	96	90	214.00
Quintos, Engracio.....	do.....	4	17	53	97	213.00
Rizal y Mercado, Felipa.....	do.....	5	20	82	80	273.00
Silva, Pastor de.....	do.....	15	41	62	49	415.00
Silva, Zacarias de.....	do.....	9	17	80	60	211.00
Thayer, A. F. (special).....	do.....	15	614	34	32	1,476.00
Velasco, Lazaro.....	do.....	11	19	44	76	226.00
Yaptinchay, Maria.....	do.....	15	47	13	61	594.00
Yaptinchay, Pablo.....	do.....	8	30	15	54	373.00
Yatco, Jose.....	do.....	12	52	36	97	641.00
Yatco, Leoncio.....	do.....	12	43	75	36	547.00
Zarraga, Francisco.....	do.....	20	47	96	19	542.00
Zavalla, Angel.....	do.....	5	92	32	20	739.00
Alcala, Modesto.....	Calamba.....	7	17	48	30	156.00
Alcala, Eustaquia.....	do.....	7	28	84	82	304.00
Alviar, Mamerta.....	do.....	4	18	27	80	158.00
Arambulo, Esteban.....	do.....	16	37	58	70	350.00
Banatin, Isidoro.....	do.....	4	25	43	54	187.00
Banaybanay, Juan.....	do.....	4	17	41	74	132.00
Belarmino, Felipe.....	do.....	4	22	39	30	184.00
Cailes, Isidoro.....	do.....	9	31	07	93	259.00
Flores, Manuel.....	do.....	12	25	67	80	256.00
Garcia, Lorenzo.....	do.....	3	40	36	64	242.00
Henry, James A.....	do.....	4	38	42	80	232.00
Hidalgo, Paulino.....	do.....	3	16	46	59	138.00
Johnson, Daniel B.....	do.....	4	64	51	60	406.00
Laureola, Vicente.....	do.....	5	17	73	90	207.00
Llamas, Nicolas.....	do.....	9	32	07	50	347.00
Prieto, M.....	do.....	33	197	16	17	1,245.00
Pabalan, Procopio.....	do.....	12	26	02	36	219.00
Rohrer, L. T.....	do.....	1	57	64	00	346.00
Salgado, Arcadio.....	do.....	12	48	62	92	419.00
Salgado, Matias.....	do.....	6	47	98	16	398.00
Santos, Ramon.....	do.....	6	17	36	28	201.00
Shelledy, A. M.....	do.....	5	35	00	00	216.00
Thompson, W. E.....	do.....	3	34	00	00	204.00
Tuason, Anceta.....	do.....	7	17	76	65	195.00
Vicente, Florencio.....	do.....	10	37	51	87	300.00
Thayer, A. F. (special).....	do.....	124	3,287	57	55	3,945.00
Alba, Gaspar.....	Dampol.....	2	63	16	65	569.00
Saracho, Gavina.....	do.....	5	38	95	87	309.00
Zobel, Petrona.....	do.....	3	71	54	55	638.00
Acuña, Anastacia.....	Imus.....	3	22	82	31	156.00
Acuña, Gregorio.....	do.....	7	44	23	99	401.00
Aguinaldo, Emilio (special).....	do.....	5	1,055	82	32	468.00
Alarcon, Maximino.....	do.....	6	19	73	88	204.00
Alcantara, Simon.....	do.....	4	25	59	76	87.00
Alcantara, Soledad.....	do.....	8	25	19	77	237.00
Aledia, Felipe.....	do.....	3	24	20	95	83.00
Angeles, Higinio M.....	do.....	2	31	03	75	42.00
Antonio, Primo.....	do.....	4	62	57	50	134.00
Antonio, Rufino.....	do.....	2	17	52	51	57.00
Bautista, Felix.....	do.....	5	62	00	33	148.00
Bautista, Gavina.....	do.....	7	24	40	94	253.00
Bautista, Gregorio.....	do.....	12	47	06	12	381.00
Bautista, Matias.....	do.....	9	24	94	65	229.00
Bautista, Roman.....	do.....	5	16	26	57	159.00
Campaña, Ambrocio.....	do.....	7	20	19	11	127.00
Campaña, Eugenia.....	do.....	2	16	28	12	70.00
Campaña, Rafaela.....	do.....	2	19	51	42	160.00
Campos, Placido.....	do.....	19	111	09	30	361.00
Crudo, Cecilio.....	do.....	4	21	12	19	184.00
Dominguez, Mariano.....	do.....	14	35	39	35	360.00
Dominguez y Mañago, Mariano.....	do.....	4	81	35	85	168.00
Encarnacion, Crisanta.....	do.....	11	38	96	13	407.00
Espiritu, Monico.....	do.....	5	19	56	15	124.00
Evangelista, Federico.....	do.....	1	49	42	50	99.00
Fauni, Gavino.....	do.....	10	16	88	81	161.00
Garcia, Jose.....	do.....	4	17	78	14	153.00
Geda, Mamerto.....	do.....	2	30	44	63	64.00
Geronimo, Placida.....	do.....	5	17	91	58	143.00
Iiano, Benedicto.....	do.....	9	26	37	14	282.00
Iiano, Felipa.....	do.....	4	16	03	44	147.00

*Report of lands in the Philippine Islands sold or leased, etc.—Continued.***FRIAR LANDS LEASES SINCE JULY 1, 1902, OF MORE THAN 16 HECTARES TO ONE PERSON—Continued.**

Lessee.	Estate.	Number of parcels.	Total area.	Annual rent.
			<i>H. A. C.</i>	
Ilan, Isidra.....	Imus.....	16	62 25 96	P 574.00
Jesús, Lorenzo de.....	do.....	7	24 00 92	119.00
Lacson, Tiburcio.....	do.....	6	16 06 40	114.00
Leon, Gervacio de.....	do.....	3	30 19 37	130.00
Malicsi, Apolonia.....	do.....	7	32 57 35	114.00
Mallari, Blas.....	do.....	5	24 41 37	227.00
Mangubat, Doroteo.....	do.....	7	26 29 94	98.00
Mangubat, Isidro.....	do.....	2	40 13 00	83.00
Mañalac, Mariano.....	do.....	2	24 78 75	25.00
Mendoza, Gregorio.....	do.....	9	17 58 64	116.00
Mendoza, Paulino.....	do.....	6	23 89 38	82.00
Monzon, Dominiano.....	do.....	3	26 47 30	78.00
Olaz, J. F., and Mendoza, G.....	do.....	2	20 00 00	20.00
Osteria, Domingo.....	do.....	19	70 96 56	607.00
Pacífico, Luis.....	do.....	6	24 90 56	212.00
Pañganiba, Emilia.....	do.....	3	21 62 75	186.00
Paredes, Doroteo.....	do.....	4	21 52 19	200.00
Paredes, Epifanio.....	do.....	13	49 44 63	422.00
Paredes, Felix B.....	do.....	4	17 47 87	189.00
Paredes, Mariano.....	do.....	5	21 31 44	128.00
Quilao, Pedro.....	do.....	13	35 48 92	307.00
Reyes, Andres.....	do.....	8	77 99 09	278.00
Reyes, Francisca.....	do.....	7	24 52 28	234.00
Rosario, Hilaria del.....	do.....	5	17 50 57	170.00
Rosario, Juan del.....	do.....	13	52 43 31	525.00
Rosario, Maria del.....	do.....	7	20 57 76	180.00
Sabal, Luisa.....	do.....	3	23 38 57	188.00
Sabater, Joaquina.....	do.....	5	20 00 65	160.00
Sabater, Julia.....	do.....	9	23 44 69	205.00
Sabater, Tomas.....	do.....	12	23 57 50	173.00
Sagene, Lorenza.....	do.....	4	18 71 56	152.00
Salasbar, Justo.....	do.....	3	47 17 88	188.00
Samson, Francisco.....	do.....	3	18 68 71	62.00
Santos, Catalina.....	do.....	5	17 65 32	183.00
Sapinoso, Sixto.....	do.....	8	34 58 38	211.00
Saprid, Bartolome.....	do.....	12	20 32 73	222.00
Sayoto, Basilia.....	do.....	7	43 76 02	92.00
Sayoto, Juan.....	do.....	3	35 91 69	74.00
Siaputeco, Andres.....	do.....	5	22 83 25	124.00
Tirona, Guillermo.....	do.....	4	23 45 56	311.00
Tirona, Leocadia.....	do.....	4	18 33 13	60.00
Tirona, Simona.....	do.....	4	16 48 13	159.00
Topacio, Adelaida.....	do.....	1	16 82 50	34.00
Topacio, Eladio.....	do.....	17	112 06 27	698.00
Topacio, Rugenio.....	do.....	5	118 22 79	125.00
Topacio, Felipe.....	do.....	9	17 49 82	179.00
Topacio, Potenciana.....	do.....	4	16 00 82	142.00
Topacio, Teodorica.....	do.....	10	28 79 89	299.00
Torres, Ladislao.....	do.....	4	21 33 74	175.00
Villanueva, Estanislao.....	do.....	10	20 18 14	205.00
E. B. Bruce (special)....	Isabela.....	160	19,448 35 44	200.00
Areaga, Anastacio.....	Lolomboy.....	13	17 73 40	77.96
Areaga, Cirilaco.....	do.....	15	22 16 93	65.08
Avancena, Mariano.....	do.....	7	20 88 50	65.00
Bernardino, Juan.....	do.....	2	19 85 60	6.50
Carmen, Teófilo del.....	do.....	19	20 29 79	123.70
Concepcion, Pedro.....	do.....	11	44 30 79	103.07
Cruz, Diego de la.....	do.....	8	16 81 24	49.52
Cruz, Dionisio de la.....	do.....	17	22 85 40	101.46
Cruz, Pedro de la.....	do.....	17	23 68 06	87.16
Cruz, Valeriano de la.....	do.....	8	26 32 00	101.48
Diaz, Eulalio.....	do.....	5	19 29 69	36.82
Dilag, Juana.....	do.....	16	37 59 69	173.62
Dilag, Justina.....	do.....	14	18 13 31	84.64
Fabian, Juan.....	do.....	17	16 27 10	116.96
Flores, Apolonia.....	do.....	17	49 15 30	160.78
Francisca, Ana.....	do.....	5	23 55 20	42.68
Hipolito, José.....	do.....	18	20 28 20	137.80
Jesús, Juan de.....	do.....	13	18 69 61	102.11
Luciano, Alejandro.....	do.....	17	21 62 63	72.38
Lucio, Juan.....	do.....	13	19 56 75	98.00
Luis, José S.....	do.....	14	19 08 09	84.70
Luis, Uldarico San.....	do.....	8	17 13 40	74.12
Mateo, Pascual.....	do.....	31	53 48 67	259.24
Mendoza, Fabian.....	do.....	4	16 10 80	67.92
Mendoza, Guillermo.....	do.....	11	30 26 98	360.35
Mendoza, Saturnina.....	do.....	14	18 02 89	80.80

*Report of lands in the Philippine Islands sold or leased, etc.—Continued.*

FRIAR LANDS LEASES SINCE JULY 1, 1902, OF MORE THAN 16 HECTARES TO ONE PERSON—Continued.

Lessee.	Estate.	Num- ber of parcels.	Total area.			Annual rent.
			H.	A.	C.	
Miguel, Cipriano de San.	Lolomboy	9	19	72	40	P83.96
Nicolas, Rosendo	do.	9	16	45	20	66.74
Nicolas, Tito	do.	15	16	85	11	86.68
Pablo, José San	do.	11	20	76	96	129.98
Porciuncula, Modesto	do.	10	25	32	90	87.12
Ramos, Cadido	do.	2	28	31	20	82.64
Reyes, Enrique de los.	do.	17	32	20	39	128.88
Santiago, José	do.	17	32	37	37	156.24
Sebastian, Manuel	do.	8	16	97	96	71.49
Serapio, Dionisia J	do.	6	19	12	00	90.56
Serapio, José J	do.	5	17	60	00	65.82
Villanueva, Manuel	do.	12	21	50	62	177.62
Ygnacio, Raymundo	do.	8	16	63	28	84.40
Alejo, Braulio	Naic	5	71	60	57	191.00
Arcena, Santiago	do.	1	16	53	67	33.00
Arenas, Caya	do.	5	60	93	97	466.00
Arenas, Flora	do.	1	30	00	00	60.00
Beelar, Charles	do.	3	79	32	34	214.00
Benedicto, Cipriano	do.	8	17	51	89	104.00
Bergado, Marcelino	do.	2	16	30	44	68.00
Buenviaje, Eustaquia	do.	7	19	97	40	120.00
Bustamente, Cristobal	do.	23	136	83	53	825.00
Catibayan, Santiago	do.	10	45	26	41	293.00
Cayas, Julio	do.	7	29	73	29	267.00
Cena, Blas	do.	15	47	19	09	583.00
Cena, Lorenzo	do.	5	17	25	34	208.00
David, Isabel	do.	7	32	48	84	383.00
Echenique, Baldomera	do.	5	34	50	63	420.00
Garcia, Miguel	do.	3	17	92	13	50.00
Jinahon, Honoria	do.	8	28	71	84	363.00
Joco, Vicente	do.	6	22	38	33	232.00
Lagac, Abdon	do.	3	19	57	24	88.00
Legaspi, Julian	do.	1	200	00	00	400.00
Montoya, Román	do.	6	42	25	26	283.00
Nazareno, Gabriel	do.	2	18	63	00	52.00
Nazareno, José	do.	15	31	47	71	360.00
Nazareno, Marcial	do.	8	64	08	57	312.00
Nazareno, Simeon	do.	11	30	98	83	351.00
Oleson and Willoomson	do.	1	226	19	26	452.00
Paman, Gregorio	do.	18	50	29	92	229.00
Papa, Catalina	do.	17	63	22	65	709.00
Papa, Maria	do.	4	17	55	20	217.00
Perea, Balasia	do.	6	19	14	40	113.00
Pilpil, Norberto	do.	8	53	20	74	216.00
Poblete, Antonina	do.	9	17	12	30	198.00
Poblete, Consolación	do.	10	133	69	72	531.00
Poblete, Matias	do.	4	31	93	46	165.00
Poblete, Pio	do.	6	46	43	47	308.00
Poblete, Ramon	do.	6	25	63	01	266.00
Rebollo, Pelagia	do.	9	54	49	21	305.00
Ronquillo, Justo	do.	5	20	19	81	137.00
Sismaet, Prudencia	do.	8	18	50	34	180.00
Tanega, Honorata	do.	8	59	07	66	331.00
Upham, H. G.	do.	2	79	69	84	160.00
Vasquez, Marcial	do.	10	21	26	92	250.00
Velazco, Sixto	do.	6	67	05	96	278.00
Villafrancia, Policarpio	do.	1	118	78	00	238.00
Yncoy, Vicente	do.	7	27	88	81	158.00
Yuvienco, Guillermo	do.	6	29	53	94	174.00
Aguinaldo, Dionisio	Pandi	3	16	82	43	79.00
Ana, Sinfороso Santa	do.	1	17	12	00	68.00
Avendaño, Eustaquio	do.	1	21	90	20	131.00
Avendaño Venancio	do.	5	16	43	37	100.00
Bernardo, Leoncio	do.	6	21	15	50	80.00
Bernardo, Mariano	do.	13	58	90	91	337.00
Buenaventura, Maria San.	do.	20	30	36	21	236.00
Buenaventura, Pedro San.	do.	5	20	05	04	97.00
Bulaon, Bernardino	do.	5	22	13	20	121.00
Cartilla, José	do.	2	17	66	80	106.00
Cruz, Faustino de la	do.	5	16	70	20	70.00
Cruz, Nemesio G	do.	10	23	80	23	115.00
Cruz, Raimundo de la	do.	4	17	06	00	103.00
Cruz, Rufino de la	do.	4	30	40	50	150.00
Cruz, Severa de la	do.	7	30	67	51	198.00
Correa, Francisca	do.	5	29	57	45	179.00
Domingo, Atanasio	do.	3	32	37	20	167.00

*Report of lands in the Philippine Islands sold or leased, etc.—Continued.***FRIAR LANDS LEASES SINCE JULY 1, 1902, OF MORE THAN 16 HECTARES TO ONE PERSON—Continued.**

Lessee.	Estate.	Num- ber of parcels.	Total area.			Annual rent.
			H.	A.	C.	
Domínguez, Pablo.....	Pandi.....	5	17	63	20	P39.00
Estrella, Apolinario.....	do.....	4	18	66	91	58.00
Estrella, Luis.....	do.....	5	29	09	02	17.00
Fabian, Juan.....	do.....	5	17	93	24	75.00
Fernandez, Maximo.....	do.....	14	17	22	40	121.00
García, José.....	do.....	3	24	09	63	136.00
García, Paula.....	do.....	2	23	40	20	58.00
García, Petrona.....	do.....	2	16	99	19	790.00
Geraldez, Pio.....	do.....	12	20	56	65	147.00
Germar, Feliciano.....	do.....	8	17	31	21	94.00
Germar Cruz, Josefa.....	do.....	11	55	78	00	236.00
Gloria, Pascuala.....	do.....	4	16	37	67	81.00
Gumatay, Paula.....	do.....	6	20	32	87	135.00
Guzman, Cornelio de.....	do.....	5	26	96	68	149.00
Guzman, Simeon de.....	do.....	7	21	89	83	164.00
Halili, Saturnino.....	do.....	4	19	28	36	131.00
Jacinto, Felix.....	do.....	5	28	69	23	128.00
Jesus, Manuela de.....	do.....	6	22	03	02	129.00
Jesus Serapio, Mariano de.....	do.....	10	18	81	39	115.00
Joaquico, Maximo.....	do.....	3	19	63	60	95.00
José, Crispino S.....	do.....	6	22	06	61	149.00
Juan, Martin.....	do.....	7	29	01	29	127.00
Libiran, Eulalia.....	do.....	7	31	66	53	231.00
Marcos, Carlos.....	do.....	4	17	85	14	108.00
Marquez, Eugenio.....	do.....	3	18	60	60	112.00
Marquez, Faustino.....	do.....	3	16	81	20	78.00
Marquez, Gregorio.....	do.....	4	18	55	40	85.00
Marquez, José.....	do.....	2	16	69	99	66.00
Marquez, Manuel.....	do.....	9	33	03	62	167.00
Mendoza, Juan.....	do.....	11	18	44	85	95.00
Mendoza, Mariano.....	do.....	10	18	44	55	131.00
Monsayac, Francisca.....	do.....	12	21	76	75	185.00
Perez, Francisco.....	do.....	10	22	79	86	148.00
Perez, Gregorio.....	do.....	10	27	29	16	147.00
Perez, José.....	do.....	7	16	05	18	83.00
Perez, Enriquez Maria.....	do.....	7	19	14	59	135.00
Ramos, Calixto.....	do.....	8	28	44	20	129.00
Resurreccion, Leoncio.....	do.....	3	16	75	16	107.00
Reyes, Anselmo.....	do.....	10	27	72	62	158.00
Reyes, Francisco.....	do.....	5	16	44	82	93.00
Reyes, Gabriela de los.....	do.....	9	16	65	26	143.00
Reyes, Prudencio.....	do.....	11	21	56	47	146.00
Rialosa, Maria.....	do.....	7	24	73	96	116.00
Robles, Catalina.....	do.....	4	20	42	68	100.00
Roco, Agapita.....	do.....	3	22	45	36	107.00
Rodriguez, Agapita.....	do.....	8	18	10	60	84.00
Rosario, Damaso del.....	do.....	14	37	06	54	209.00
Salazar, Simeona.....	do.....	9	16	32	98	89.00
Santiago, Dalmacio.....	do.....	17	16	97	05	153.00
Santiago, Eduardo.....	do.....	4	22	68	45	117.00
Santiago, Petronilo.....	do.....	8	25	29	88	139.00
Santos, Andrea de los.....	do.....	8	18	30	22	123.00
Santos, Guillermo.....	do.....	3	18	74	15	82.00
Sebastian, Gabriela.....	do.....	3	20	15	86	81.00
Sison, Florentino.....	do.....	4	17	30	80	133.00
Vera, Pedro de.....	do.....	12	18	08	18	112.00
Vera, Severo de.....	do.....	11	22	43	58	122.00
Villama, Nieves.....	do.....	9	47	02	20	314.00
Villama, Vicente.....	do.....	8	23	72	60	207.00
Ygnacio, Felipe G.....	do.....	5	25	76	50	154.00
Zuniga, Ciriaco.....	do.....	5	19	11	00	134.00
Alberto, Modesto.....	Piedad.....	4	99	92	00	200.00
Bartolome, Antonino.....	do.....	5	37	55	80	181.00
Cagahastia, Ignacio.....	do.....	2	21	25	20	48.00
Calderon, Silvino.....	do.....	4	17	03	80	75.00
Carlos, Fausto.....	do.....	3	31	69	70	82.00
Carreon, Teodoro.....	do.....	7	24	85	00	95.00
Cecilio, Cirila.....	do.....	2	22	27	40	44.00
Clemeña, Nemesio.....	do.....	1	51	98	80	104.00
Cleofas, Isidro.....	do.....	1	16	42	00	57.00
Crisóstomo, Mariano.....	do.....	6	148	08	20	296.00
Cruz, Policarpo.....	do.....	2	24	29	20	58.00
Dagala, Bernardo.....	do.....	2	51	02	00	102.00
Dancel, A. (Special).....	do.....	22	579	79	01	96.00
Diego, Benedicto San.....	do.....	2	25	25	30	96.00
Dimalanta, Telesforo.....	do.....	1	20	53	20	41.00

*Report of lands in the Philippine Islands sold or leased, etc.—Continued.*

**FRIAR LANDS LEASES SINCE JULY 1, 1902, OF MORE THAN 16 HECTARES TO ONE PERSON—Continued.**

Lessee.	Estate.	Number of parcels.	Total area.			Annual rent.
			H.	A.	C.	
Durupa, Gregorio.....	Piedad.....	3	24	36	90	P117.00
Francia, Cipriano.....	do.....	2	25	00	00	50.00
Francisco, Brigido.....	do.....	3	22	43	70	69.00
Francisco, Gregorio.....	do.....	5	16	04	00	98.00
Guda, Manuel de.....	do.....	4	20	73	50	42.00
Labodajon, Bernabé.....	do.....	2	16	93	00	101.00
Lazaro, Petrona.....	do.....	2	28	46	80	74.00
Ong, Claro.....	do.....	8	126	97	60	256.00
Punsalan, Sinforosa.....	do.....	3	33	46	00	68.00
Ragundias, Mateo.....	do.....	6	16	82	60	118.00
Ramirez, Mauricio.....	do.....	2	19	66	90	123.00
Ramirez, Romauldo.....	do.....	2	22	83	00	115.00
Ramoy, Matias.....	do.....	5	19	39	70	122.00
Salazar, Francisco.....	do.....	1	17	98	00	90.00
Sanchez, Emilio.....	do.....	2	26	53	50	72.00
Sarmiento, Geronima.....	do.....	4	40	67	70	152.00
Susano, Tomas A.....	do.....	8	24	61	10	97.00
Teotico, Pelagio.....	do.....	1	24	94	00	50.00
Trinidad, Jacoba.....	do.....	3	17	52	50	72.00
Victorio, Ramon.....	do.....	2	46	99	20	72.00
Abad, Esteban.....	Santa Cruz de Malabon.....	7	19	72	39	188.00
Arca, Aquilino.....	do.....	4	23	86	56	229.00
Arca, Hugo C.....	do.....	5	19	67	05	155.00
Arca, Petrona.....	do.....	1	18	64	25	149.00
Arcega, Florencia.....	do.....	9	27	33	14	235.00
Arcusa, Paula.....	do.....	5	22	62	21	145.00
Arenal, Aquilino.....	do.....	7	33	38	35	344.00
Arive, Jacinta.....	do.....	5	19	57	03	199.00
Bocalan, Eladio.....	do.....	4	85	42	12	418.00
Bocalan, Eusebia.....	do.....	4	19	02	95	183.00
Cenizal, Camila.....	do.....	7	27	30	30	300.00
Cenizal, Dorotea.....	do.....	7	24	25	45	261.00
Estacion, Silvestre.....	do.....	7	24	64	62	254.00
Estacion, Tomas.....	do.....	11	38	65	81	411.00
Fojas, Agapito.....	do.....	14	59	48	60	386.00
Fojas, Anastacio.....	do.....	7	32	57	59	383.00
Fojas, Isidro.....	do.....	5	31	45	42	272.00
Guason, Magdalena.....	do.....	4	16	55	37	185.00
Jimenez, Leoncio.....	do.....	6	25	52	29	207.00
Manson, Whittaker, and Sanderson.....	do.....	5	237	51	60	476.00
Montano, Eulalio.....	do.....	5	20	99	86	207.00
Montano, Pedro T.....	do.....	1	22	76	80	228.00
Prudente, Amado.....	do.....	3	16	43	37	146.00
Pulido, Eustaquia.....	do.....	9	34	79	99	331.00
Rosario, Hermenegildo del.....	do.....	2	24	00	15	202.00
Rosario, Victoriano del.....	do.....	2	17	93	20	36.00
Solis, Macario.....	do.....	3	20	49	88	206.00
Solis, Valentin.....	do.....	3	17	58	20	176.00
Soriano, Leoncio.....	do.....	6	22	75	93	207.00
Sosa, Aurea.....	do.....	8	32	02	29	328.00
Sosa, Feliciano.....	do.....	11	20	78	69	206.00
Torres, Lorenzo.....	do.....	5	27	74	40	282.00
Valencia, Francisco.....	do.....	9	34	81	60	258.00
Virata, Antonio.....	do.....	3	42	70	40	244.00
Bocalan, Teodora.....	do.....	4	24	03	01	241.00
Abueg, Isidro.....	San Francisco de Malabon.....	6	20	22	70	191.28
Abutin, Macaria.....	do.....	12	23	25	60	203.60
Arnaldo, Asuncion.....	do.....	2	18	13	75	113.00
Arnaldo, Catalino.....	do.....	20	87	50	35	740.16
Arnaldo, Estanislao.....	do.....	11	43	41	05	306.16
Arnaldo, Mamerta.....	do.....	9	41	54	58	313.04
Arnaldo, Ponciano.....	do.....	15	30	97	80	256.16
Asistores, Macario.....	do.....	7	17	96	75	143.16
Abanceña, Cirilo.....	do.....	12	23	65	50	234.08
Brosas, Antonio.....	do.....	7	35	56	85	267.52
Clamor, Simplicia.....	do.....	6	19	75	18	107.32
Calorina, Bonifacio.....	do.....	5	18	26	66	128.40
Colmenar, Domingo.....	do.....	8	68	64	61	221.64
Colmenar, Gregoria.....	do.....	1	19	57	95	39.16
Colmenar, Sgundo.....	do.....	9	72	59	75	452.28
Cord Cruz, Josefa M.....	do.....	3	34	19	90	109.72
Crisostomo, Valeriano.....	do.....	4	19	43	00	149.36
Deseo, Mariano.....	do.....	3	54	46	26	275.32
Ferrer, Luis.....	do.....	13	135	97	12	378.36
Franco, Romana.....	do.....	16	42	96	55	338.32
Gaerlan, Abraham.....	do.....	5	27	73	44	84.88

*Report of lands in the Philippine Islands sold or leased, etc.—Continued.***FRIAR LANDS LEASES SINCE JULY 1, 1902, OF MORE THAN 16 HECTARES TO ONE PERSON—Continued.**

Lessee.	Estate.	Number of parcels.	Total area.			Annual rent.
			<i>H.</i>	<i>A.</i>	<i>C.</i>	
Granados, Teodorica.....	San Francisco de Malabon..	23	16	06	14	P119.68
Jocson, Margarita.....	do.....	10	30	51	63	226.20
Joya, Florentino.....	do.....	7	21	93	20	219.36
Leño, Zacarias.....	do.....	4	74	46	72	168.52
Loren, Juana.....	do.....	9	27	95	64	198.32
Lumunsad, Crisanto.....	do.....	12	30	47	53	206.76
Madriaga, Gerarda.....	do.....	12	28	66	33	259.68
Mangubai, Doroteo.....	do.....	6	22	56	00	122.64
Monton, Esteban.....	do.....	11	36	08	58	305.12
Morente, Modesto.....	do.....	7	19	70	38	136.00
Nocon, Andrea.....	do.....	6	25	02	94	108.68
Nocon, Valeriano.....	do.....	11	53	51	30	175.60
Olimpo, Cipriano.....	do.....	4	20	65	83	78.12
Orate, Juana.....	do.....	10	29	08	63	167.96
Palma, Pablo.....	do.....	3	33	47	02	76.96
Patricio, Francisco and Ramirez, Canuto.....	do.....	2	134	76	00	377.32
Pio Rodas, Lucia.....	do.....	16	29	80	10	237.36
Potente, Bernardo.....	do.....	10	66	83	41	278.00
Ramos, Eustacio.....	do.....	9	26	92	50	221.28
Raqueño, Catalino.....	do.....	16	32	90	65	311.28
Reyes, Andres.....	do.....	1	25	55	07	153.36
Reyes, Vicente.....	do.....	7	44	12	65	140.04
Rosario, Hilario del.....	do.....	2	22	84	05	149.88
Rosario, Juan del.....	do.....	9	30	00	65	224.48
Rosario, Maria del.....	do.....	1	32	86	40	197.20
Sales, Francisco.....	do.....	10	58	67	30	589.04
Santiago, Eulogio.....	do.....	23	39	26	60	271.48
Sison, Manuel.....	do.....	9	45	23	95	252.48
Suasa, Felix.....	do.....	7	17	96	70	175.28
Trias, Bernabe.....	do.....	10	18	96	88	135.64
Trias, Felisa.....	do.....	3	18	46	75	176.96
Trias, Julita.....	do.....	41	170	14	28	988.28
Trias, Manuela.....	do.....	19	37	94	19	230.72
Trias, Mariano.....	do.....	20	134	54	92	660.72
Trias y Closas, Maximino.....	do.....	11	34	57	38	242.72
Trias, Pedro.....	do.....	7	31	68	38	242.80
Velazco, Carlos.....	do.....	2	99	76	87	263.56
Soto, Quiteria.....	do.....	11	29	87	91	247.12
Arambulo, German.....	Santa Rosa.....	23	109	62	01	1,174.00
Bailon, Florencia.....	do.....	1	69	08	08	538.00
Batallones, Sancho.....	do.....	5	41	06	36	422.00
Limcauco, Nicolas.....	do.....	1	27	14	36	244.00
Manguerra, Pablo.....	do.....	2	95	77	17	927.00
Yaptinchay, Maria.....	do.....	1	74	61	46	620.00
Zavalla, David.....	do.....	3	51	13	84	491.00
Hemedes, José.....	do.....	1	46	07	26	368.00
Altiveros, Miguel.....	Tala.....	3	19	51	76	19.00
Buendia, Maria.....	do.....	32	652	51	10	654.00
Carpenter, F. W. (special).....	do.....	197	2,067	83	89	836.20
Constantino, Arcadio.....	do.....	3	43	48	60	44.00
Crisostomo, Mariano.....	do.....	14	252	33	52	252.00
Cruz, Basilio de la.....	do.....	4	18	95	80	114.00
Cruz, Innocencia de la.....	do.....	5	21	46	77	71.00
Cruz, Nicolas G.....	do.....	40	738	28	73	799.00
Cruz, Pedro de la.....	do.....	11	30	64	52	79.00
Daez, Adriano.....	do.....	3	16	90	00	68.00
Deato, Pascual.....	do.....	7	29	97	80	154.00
Diaz, Adriano.....	do.....	4	42	97	63	88.00
Enrile, Domingo M.....	do.....	14	346	54	60	347.00
Guansing, Enoc.....	do.....	3	75	00	00	75.00
Guia, Manuel de.....	do.....	2	24	72	00	49.00
Hernandez, Melesio.....	do.....	4	50	90	40	65.00
Ignacio, Lucio.....	do.....	3	75	00	00	75.00
Leal, Sotero.....	do.....	1	20	38	94	20.00
Manalo, Santiago.....	do.....	5	19	30	53	65.00
Mendoza, Eugenio.....	do.....	7	30	58	00	86.00
Mendoza, Victor.....	do.....	8	21	46	00	123.00
Ponciano, Leopoldo.....	do.....	3	29	29	24	36.00
Ramos de la Cruz, Gregorio.....	do.....	12	300	00	00	300.00
Resurreccion, Arcadio.....	do.....	13	227	97	05	229.00
Santillan, Gregorio.....	do.....	12	300	00	00	300.00
Santos, Maria de los.....	do.....	6	16	80	20	103.00
Serrano, Juliana.....	do.....	3	16	90	00	114.00
Tansinco, Buenaventura.....	do.....	6	24	20	60	85.00
Valenzuela, Anselmo.....	do.....	6	16	73	60	112.00



*Report of lands in the Philippine Islands sold or leased, etc.—Continued.*

FRIAR LANDS LEASES SINCE JULY 1, 1902, OF MORE THAN 16 HECTARES TO ONE PERSON—Continued.

Lessee.	Estate.	Number of parcels.	Total area.			Annual rent.
			H.	A.	C.	
Valenzuela, Pio.....	Tala.....	6	98	83	60	₱119.00
Wenceslao, Julian.....	.....do.....	3	33	46	80	34.00
Abarques, Toriblo.....	Talisay.....	36	16	75	35	138.32
Alburo, Leoncio.....	.....do.....	24	37	41	86	270.08
Dejos, Domingo.....	.....do.....	11	23	89	19	127.80
Fernandez, Eugenio.....	.....do.....	30	24	43	90	261.44
Gandionco, Hilario.....	.....do.....	10	18	56	40	151.00
Larrobis, Canuto E.....	.....do.....	20	28	15	80	140.84
Osmeña, Tomas.....	.....do.....	29	54	55	69	437.64
Rosario, Tereza.....	.....do.....	31	27	76	00	224.40
Ramos, Mariano.....	Pandl.....	8	44	54	06	230.00
Resurreccion, Celestino.....	.....do.....	4	31	92	13	167.00

There are 492 persons having leases of more than 16 hectares each of friar lands. Four hundred and seventy-five are signed by Filipinos, 15 by Americans, and 2 by Englishmen. Three leases on the Dampol estate and eight on the Santa Rosa estate are three-year leases, and the rate of rent is fixed at 5 per cent per annum of the value of the land. Thirteen leases on the Baniland estate are one-year leases, and the rate of rent is fixed at 5 per cent per annum of the value of the land. All other leases, except those marked "Special" are one-year leases, and the rent is fixed according to the schedule marked "Exhibit A." Leases marked "Special" in the tabulation have special conditions, as follows:

A. F. Thayer, said to represent Mr. Dillingham, has leases for 15 parcels on the Biñan estate, aggregating 1,614 hectares 34 areas and 32 centares, at a monthly rental of ₱0.20 per hectare. Other conditions the same as in regular leases.

A. F. Thayer, said to represent Mr. Dillingham, has leases for 124 parcels on the Calamba estate, aggregating 3,287 hectares 57 areas and 55 centares, at a monthly rental of ₱0.20 per hectare. Both of the above leases run for six months. Other conditions similar to regular leases.

Emilio Aguinaldo has a special lease for 1,050 hectares on the Imus estate. One-year lease, rent at ₱0.40 per hectare per annum. Other conditions same as in regular leases.

E. B. Bruce has a special lease for 160 parcels on the Isabela estate, aggregating 19,448 hectares 35 areas and 44 centares, for all the unoccupied land on said estate on the following terms: Rent, ₱200 per annum; lessee shall cause at his own expense a thorough soil analysis and investigation by a competent expert for the purpose of determining the value of the estate for agricultural purposes, estimate of cost of which investigation is ₱12,000. Lease runs for one year. Lessee may purchase at the valuation fixed by the provisions of act No. 1120 on or before the expiration of lease. Should lessee not exercise right to purchase within the period stated, the report of the expert, including all statistics and data prepared, shall be turned over and become the property of the insular government. It is understood that Mr. Bruce has as his associates Mr. Olsen, of the firm of W. E. Olsen & Co., Mr. Lowenstein, of the firm of Castle Brothers, Wolf & Sons, and one or two other Americans in Manila.

Arturo Dancel has a special lease on the Piedad estate, covering 22 parcels, aggregating 579 hectares, 79 areas, and 1 centare. Rent at ₱0.20 per hectare per annum until the land produces a marketable crop valued at ₱1.50 per hectare or more, from which time the annual rental is to be increased to ₱1.50 per hectare per annum. Lease runs for three years and lessee further agrees to place the entire tract under cultivation within the term of his lease.

Frank W. Carpenter has a special lease on the Tala estate of 197 parcels aggregating 2,067 hectares, 83 areas, and 89 centares, at the rate of ₱0.20 per hectare per annum on vacant lands until marketable crop is produced therefrom, which will net the lessee more than the amount of his rent, after which the rental shall be increased to ₱1.50 per hectare per annum during the balance of the term of the lease. Lessee has the right to purchase at the expiration of the lease, under the provisions of act No. 1120. Lessee further binds himself to rent all vacant lands on the Tala estate or lands now occupied which may become vacant. The entire area covered by lease to be under

*Report of lands in the Philippine Islands sold or leased, etc.—Continued.*

cultivation at the end of three years. Lessee to increase the cultivated area each year in direct proportion to the total amount leased.

All of the above special leases were made for the express purpose of extending cultivation on unoccupied tracts of friar lands, upon the value of which the government is paying interest at the rate of 4 per cent per annum.

No person is known to have leased any friar lands as agent or factor for any other person, corporation, or association of persons, except as herein mentioned, and no corporation has leased more than 1,024 hectares of friar lands.

**APPLICATIONS FOR PURCHASE OF FRIAR LANDS OF MORE THAN 16 HECTARES BY ANY PERSON OR 1,024 HECTARES BY A CORPORATION OR ASSOCIATION OF PERSONS.**

Mr. A. F. Thayer (said to represent Mr. Dillingham) has made application to purchase at the price fixed by law 1,200 hectares of the Santa Rosa estate, all of which land is now vacant.

**SALES AND LEASES OF PUBLIC LANDS AND APPLICATIONS FOR SAME IN EXCESS OF 16 HECTARES TO ONE PERSON OR 1,024 HECTARES TO ANY CORPORATION OR ASSOCIATION OF PERSONS.**

No public lands of the Philippine Islands have been sold in excess of 16 hectares to any one person or 1,024 hectares to any corporation or association of persons since July 1, 1902, nor is it known that any agent or factor for any other person, association, or corporation has attempted to make such purchase. No applications for purchase of public lands in excess of the limits mentioned above have been received.

Application for purchase of 930 hectares of public land in Mindoro has been made by the San Carlos Agricultural Company, E. L. Hamann, secretary, signed by Edward L. Poole, managing agent.

Application for purchase of 832 hectares of public land in Mindoro has been made by the San Francisco Agricultural Company, Charles McMullen, secretary, application signed by Edward L. Poole, managing agent.

Application has been made for the purchase of 832 hectares of public land in Mindoro by the San Mateo Agricultural Company, K. M. Nealon, secretary, application signed by Edward L. Poole, managing agent.

The three above-mentioned corporations are organized under the laws of the State of California, duly registered in the Philippine Islands. The three tracts of land applied for are adjoining and lie immediately south of the San Jose friar estate, Mindoro, and connect said estate along the China Sea with Mangarin Bay, the nearest available harbor.

**LEASES OF PUBLIC LAND SINCE JULY 1, 1902, OF MORE THAN 16 HECTARES TO ONE PERSON.**

Lessee.	Area.	Time.	Rent per hectare per annum.
	<i>Hectares.</i>	<i>Years.</i>	
W. B. Dawson.....	83	25	P0.50
Louis Gordon.....	128	25	.50
R. V. Baldwin.....	74	25	.50
Frank Shepherd.....	124	25	.50
E. L. Worcester.....	977	25	.50

**Total leases, 5, all Americans.**

*Report of lands in the Philippine Islands sold or leased, etc.—Continued.*

LEASES OF PUBLIC LAND APPLIED FOR SINCE JULY 1, 1902, OF MORE THAN 16 HECTARES TO ONE PERSON.

Applicant.	Area applied for.	Time.	Rental to be paid.
	Hectares.	Years.	
Ira D. Cobb.....	48	25	See section 27, act 926.
O. V. Wood.....	451	25	
Loren L. Day.....	1,024	25	Do.
M. A. McCleod.....	100	25	Do.
Jose Miranda.....	80	25	Do.
Gabino R. Bautista.....	104	25	Do.
Francisco Bangoy.....	105	25	Do.
John Clark.....	422	25	Do.
Mary Carrigan.....	1,024	25	Do.
J. M. Liddell.....	327	25	Do.
Alejandro Manalo.....	80	25	Do.
M. L. McCullough.....	896	25	Do.
J. H. McCullough.....	896	25	Do.
Leora J. Day.....	340	25	Do.
C. H. Sawyer.....	576	25	Do.
Felipe Bantayan.....	18	25	Do.
Dalmacio Agton.....	70	25	Do.
Estanislao Gil.....	187	25	Do.
Basilio Villanueva.....	18	25	Do.
Silvestre Jandoc.....	50	25	Do.
Tomas Zapata.....	47	25	Do.
Eduardo Laching.....	49	25	Do.
Sabas Fuentes.....	21	25	Do.
Domingo Loteria.....	58	25	Do.
Segundo Esperat.....	33	25	Do.
E. W. Ames.....	576	25	Do.
Policarpio Pugida.....	27	25	Do.
Segundo Perez.....	100	25	Do.
Enriqueta Bustamente.....	51	25	Do.
Nazario José.....	24	25	Do.
G. W. Langford.....	204	25	Do.
Domingo Ellazor.....	92	25	Do.
Evaristo de los Santos.....	28	25	Do.
Marcelo Pio.....	22	25	Do.
Guillermo Garcia.....	255	25	Do.
Chas. E. Wade.....	140	25	Do.
Antonio Matute.....	231	25	Do.
J. R. Wilson.....	1,000	25	Do.
Vicente Lukban.....	1,024	25	Do.
Arsenio Villarosa.....	41	25	Do.
Virgilio Baileon.....	64	25	Do.
Juan Palanca.....	100	25	Do.
J. L. Perrin.....	85	25	Do.
Mariano Perez.....	38	25	Do.
Daniel Perez.....	40	25	Do.
Anacleto Nuñez.....	36	25	Do.
Enrique Novarro.....	38	25	Do.
M. V. Sanson.....	30	25	Do.
Felipe Semiana.....	33	25	Do.
Antonio Pancontian.....	64	25	Do.
Samuel Novarro.....	79	25	Do.
Inocencio Perez.....	266	25	Do.
Sebastian Matute.....	418	25	Do.
Geo. S. Worcester.....	500	25	Do.
Mariano Osorio.....	31	25	Do.
Pablo Catubog.....	17	25	Do.
Braulio Reyes.....	32	25	Do.
Angel Boston.....	21	25	Do.
P. A. Hill.....	26	25	Do.
E. B. Bruce.....	100	25	Do.
W. H. Lawrence.....	81	25	Do.
Z. K. Miller.....	350	25	Do.
H. C. Reisser.....	148	25	Do.
Mariano P. Gil.....	74	25	Do.
Bunod.....	45	25	Do.
Ciriaco Guday.....	27	25	Do.
Modesto Barrera.....	21	25	Do.
Vicente Bualan.....	86	25	Do.
Romana Muñoz.....	25	25	Do.
Isidro Pablo.....	38	25	Do.
Nieves Quesada.....	84	25	Do.
Ayao.....	30	25	Do.
Lewis Main.....	1,020	25	Do.
O. B. Burrell.....	100	25	Do.
Luis Baldomero.....	28	25	Do.

*Report of lands in the Philippine Islands sold or leased, etc.—Continued*

LEASES OF PUBLIC LAND APPLIED FOR SINCE JULY 1, 1902, OF MORE THAN 16 HECTARES TO ONE PERSON—Continued.

Applicant.	Area applied for.	Time.	Rental to be paid.
	Hectares.	Years.	
G. W. Daywalt.....	400	25	See section 27, act 926.
Enrique Bustamante.....	21	25	Do.
Severo Samal.....	26	25	Do.
Justino Bongoy.....	53	25	Do.
Claudio Quesada.....	30	25	Do.
Enrique Navarro.....	24	25	Do.
José Tega.....	31	25	Do.

Total number of applicants.....	82
American applicants.....	24
Filipino applicants.....	58

No leases of more than 16 hectares to an individual, or 1,024 hectares to a corporation or association of persons, have been made of public lands in the Philippine Islands, and no such leases have been applied for, nor is it known that any person acting as agent or factor for any other person, association, or corporation has leased or applied to lease such lands in excess of the limit mentioned above, except as mentioned in this report.

Respectfully submitted.

C. W. SLEEPER, *Director of Lands.*

BAGUIO, BENGUET, May 5, 1910.

**EXHIBIT A.—Schedule of rents on friar lands.**

After sale value is known, 5 per cent of value of land. Until such values are known, rents will be collected as follows:

Estate.	Lots, per hectare per annum.				
	Urban.			Rural.	
	First class.	Second class.	Third class.	First class.	Second class.
Bifian.....	P1.00	P0.50	P0.25	P0.20	P0.10
Calamba.....	1.00	.50	.25	.50	.20
Imus.....	1.00	.50	.25	.20	.10
Lolomboy.....				.20	.10
Muntinlupa.....				.20	.10
Naic.....	1.00	.40	.25	.20	.10
Piedad.....				.20	.10
San Francisco de Malabon.....	1.00	.50	.25	.20	.10
Santa Cruz de Malabon.....	.60	.30		.20	.10
Santa María de Pandi.....	.60	.30		.20	.10
Tala.....				.20	.10
Talisay-Minglanilla.....	1.00	.50	.25	.20	.10

EXHIBIT A.—*Schedule of rents on friar lands*—Continued.

Estate.	Agricultural lands, per hectare per annum.								
	Irrigable.			Nonirrigable.					
	First class.	Second class.	Third class.	First class.	Second class.	Third class.	Fourth class.	Fifth class.	
Bifian.....	P12.00	P10.00	P8.00	P8.00	P6.00	P4.00	P2.00	P1.00	
Calamba.....	12.00	10.00	8.00	8.00	6.00	4.00	2.00	1.00	
Imus.....	12.00	10.00	8.00	8.00	6.00	4.00	2.00	1.00	
Lolomboy.....	12.00	10.00	8.00	8.00	6.00	4.00	2.00	1.00	
Muntinlupa.....				8.00	6.00	4.00	2.00	1.00	
Naic.....	12.00	10.00	8.00	8.00	6.00	4.00	2.00	1.00	
Piedad.....				9.00	7.00	5.00	2.00	1.00	
San Francisco de Malabon.....	12.00	10.00	8.00	8.00	6.00	4.00	2.00	1.00	
Santa Cruz de Malabon.....	12.00	10.00	8.00	8.00	6.00	4.00	2.00	1.00	
Santa Maria de Pandi.....	8.00	6.00		10.00	8.00	6.00	4.00	1.00	
Tala.....				9.00	7.00	5.00	2.00	1.00	
Talisay-Minglanilla.....	12.00	10.00	8.00	8.00	6.00	4.00	2.00	1.00	

Estate.	Fisheries, per hectare per annum.		Salt beds, per hectare per annum.		Beach lands, per house.	
	First class.	Second class.	First class.	Second class.	First class.	Second class.
Bifian.....					P2.00	P1.00
Calamba.....					2.00	1.00
Imus.....	P20.00	P10.00	P20.00	P10.00	2.00	1.00
Lolomboy.....	20.00	10.00				
Naic.....	20.00	10.00	20.00	10.00	2.00	1.00
San Francisco de Malabon.....	20.00	10.00	20.00	10.00	2.00	1.00
Santa Cruz de Malabon.....	20.00	10.00	20.00	10.00	2.00	1.00
Santa Maria de Pandi.....	20.00	10.00				

Minimum charge, P2.

Caiñgins, double the price for the class of land to which they pertain.

Quarry permits, per stone, first class, 3 centavos; second class, 2 centavos.

Timber permits, to be governed by the forestry regulations.

C. H. SLEEPER,  
*Director of Lands.*

The CHAIRMAN. Now, under the head of the San Jose de Mindoro estate, I find one purchaser, two sales, 56,212 acres and a fraction. Can you tell us what you know about that sale?

Mr. SLEEPER. Mr. E. L. Poole bought that.

The CHAIRMAN. In what way did it first come to you?

Mr. SLEEPER. Along in October of 1909 Mr. Poole came into my office, together with Mr. Prentiss, being introduced to me by my assistant, Mr. Wilson. Mr. Poole stated he desired to purchase some land for a sugar estate, and that he had heard of some land in the Island of Mindoro, south of the San Jose estate, and he was going down to look at it. I asked him immediately why he did not buy the San Jose estate. He said he could not buy it, because the Government could not sell it. I told him that was not my understanding of the law, and I immediately asked my law officer to give me a written opinion on the subject.

The CHAIRMAN. What do you mean by your law officer?

Mr. SLEEPER. I have a law clerk in the bureau.

The CHAIRMAN. What is his name?

Mr. SLEEPER. His name at that time was Knight. Mr. Poole stated that he thought the land he was after was better than the San Jose estate, but that he would go down and look it over. I then sent Mr. Poole over to Mr. Worcester's office to verify the statement that we could sell that estate to an individual, but that we could not sell it to a corporation.

The CHAIRMAN. Well, what followed?

Mr. SLEEPER. Mr. Poole came back after seeing Mr. Worcester, and stated that he would have to have the opinion of his attorneys as to the validity of any such sale, and I told him that as soon as I got the written opinion of my attorney I would submit it to Mr. Worcester, and endeavor to get the attorney general of the islands to give us advice on that subject.

The CHAIRMAN. When you refer to Mr. Worcester, to whom do you mean?

Mr. SLEEPER. The secretary of the interior of the Philippine Islands. I also told Mr. Poole at that time that we had obtained the passage of an act amending the original friar lands act, in order that we could offer for sale these large unoccupied estates, as the Government was paying interest on the money with which they were purchased, and the department was after me to make some kind of a showing in regard to the sale of these lands, and the recovery of the interest as well as the administration charges.

Mr. Poole then went down to Mindoro shortly after that with my assistant, Mr. Wilson, and on his return he came in and said he would take the estate, provided his attorneys would sanction the legality of the purchase.

The CHAIRMAN. Did he say whom he represented in the purchase?

Mr. SLEEPER. He told me that he represented Mr. Welch, of Welch & Co.

The CHAIRMAN. What was the next step? Do you know where Mr. Welch lived?

Mr. SLEEPER. I do not. The next step that I remember was that Mr. Poole said he would have his attorney, Mr. Bruce, come there to the office with him and he would have the documents prepared. Mr. Bruce was introduced by Mr. Poole as his attorney.

The CHAIRMAN. Do you know the full name of Mr. Bruce or his initials?

Mr. SLEEPER. E. B. Bruce, I think it is.

The CHAIRMAN. Do you know his residence?

Mr. SLEEPER. Manila.

Mr. DOUGLAS. Is he a practicing lawyer in Manila?

Mr. SLEEPER. Yes, sir. I then had my friar lands division prepare the documents, including the computation of the sales value of the estate up to January 4, which was the date that the interest ran by even years. I think that is the way we happened to strike on that date.

The CHAIRMAN. January 4 of what year?

Mr. SLEEPER. Of 1910.

The CHAIRMAN. How did you compute the sales price?

Mr. SLEEPER. According to the regulations approved by the secretary of the interior.

The CHAIRMAN. How was the price fixed by the Government for those lands?

Mr. SLEEPER. The cost plus the survey, the administration, interest, and all other charges against that estate, from the date of purchase up to the date of sale.

The CHAIRMAN. Proceed.

Mr. SLEEPER. I forwarded that sales certificate, after Mr. Poole had signed it, over to the secretary of the interior. That was the last I heard from it for some days. From the reading of Mr. Worcester's document here, it laid on his desk some days awaiting signature. I finally went over to see him, and he said he was waiting for advices from Washington.

The CHAIRMAN. What next?

Mr. SLEEPER. I can not recollect the exact dates, and I will not trust my memory to them as to what occurred, but I have all such dates and can furnish them. Soon after that, in December, I believe it was, the sales certificate was returned to my office approved. The sales certificate was really a contract to sell. Shortly after that Mr. Poole went down to Mindoro. He took down some supplies and so forth, and said he was going to begin operations; that he intended to sell a part of this estate to the Mindoro Development Co., who were to erect a sugar mill and a railroad connecting the bay south of the estate with the estate. He said that he was to sell 200 hectares, I think, for the purpose of a railroad and a sugar mill; that all he would do was to raise sugar.

I notified him again in January what the purchase would be, and they then decided that they wanted the estate split up into two parcels, one parcel of 4,200 hectares, I think; and another parcel of the balance of the estate.

We then made two other sales certificates, canceling the original certificate. However, prior to the signing of the certificate I had prepared the bandillos or notices required by law that had to be published, in order that if there was anybody on this estate in the two towns situated on the estate that cared to purchase, they would have the right.

The presidentes finally certified back to the effect the notices had been published as required by law, and in January Mr. Poole made his first payment, paying completely for the smaller portion of the estate, and I believe making one payment out of twenty annual payments on the balance of the estate.

The CHAIRMAN. Did you hear Representative Martin's testimony this morning?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. You heard a reference then to the so-called sales certificate No. 1?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. Signed by yourself. Is that the only document Mr. Poole received showing his title to the land?

Mr. SLEEPER. That was the original document; yes, sir.

The CHAIRMAN. That was the original document?

Mr. SLEEPER. Yes, sir. There have since been others. I think the last one issued was No. 5, changing around the areas. The last one issued just before we left was a deed of about 200 hectares to the Mindoro Development Co.

The CHAIRMAN. This does not appear to be a conveyance of the land, this sale certificate No. 1?

Mr. SLEEPER. No, sir. That is an agreement to sell.

The CHAIRMAN. Has there been an actual conveyance of land?

Mr. SLEEPER. Not to Mr. Poole yet.

The CHAIRMAN. To anybody?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. For that land?

Mr. SLEEPER. For approximately 200 hectares.

The CHAIRMAN. To the Mindoro Development Co.?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. Have you with you the other sales certificates or documents?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. Relating to this transaction?

Mr. SLEEPER. They are here or will be here to-day or to-morrow. They were delayed in transmission across the continent.

The CHAIRMAN. When they reach here, will you give them to the clerk of the committee to be inserted in the record?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. To complete all the papers down to this time?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. Proceed.

Mr. SLEEPER. That is the end of the Mindoro transaction.

The CHAIRMAN. Then, if I correctly understand you, there has been no actual conveyance of land to Mr. Poole or to his nominees up to the present time, except the 200 hectares?

Mr. SLEEPER. To the Mindoro Development Co.

The CHAIRMAN. That is the fact, then, that there has been no conveyance by the Government to Mr. Poole or his nominees, for any more than the 200 hectares?

Mr. SLEEPER. No, sir; there has been none.

The CHAIRMAN. The balance now rests on an agreement to sell?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. Upon which agreement certain payments have been made by Mr. Poole?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. How much has he paid?

Mr. SLEEPER. I will have to refer to this document. He paid for 4,200 hectares ₱137,080.

The CHAIRMAN. For how many hectares?

Mr. SLEEPER. He paid cash for 4,200 hectares.

The CHAIRMAN. Did he not receive a conveyance of that, then?

Mr. SLEEPER. Not yet; because he wanted to determine what part he wanted to go to the Mindoro Development Co. It seems he had not determined on the site for the sugar mill.

The CHAIRMAN. What installments has he paid?

Mr. SLEEPER. He paid the first installment for the balance of the estate.

The CHAIRMAN. How much was it?

Mr. SLEEPER. ₱29,846.

Mr. JONES. That 4,200, was that acres or hectares?

Mr. SLEEPER. That is hectares.

The CHAIRMAN. How many acres or hectares in all are covered by the several sale certificates to Mr. Poole?



Mr. SLEEPER. The entire area of the estate is some 56,000 acres.

The CHAIRMAN. Can you give it accurately?

Mr. DOUGLAS. It is down here in hectares as 22,824.

Mr. SLEEPER. That is right.

Mr. DOUGLAS. What is the A. & C., of the lesser land divisions?

Mr. SLEEPER. They represent ares and centares—tenths and hundredths.

The CHAIRMAN. I call your attention to the fact that on page 47 of this document there are other payments noted as having been made by Mr. Poole. Perhaps they are all included—

Mr. SLEEPER. No; there was only one payment, because the original sales certificate was canceled prior to the time the payment was made. It did not satisfy him; the way the land was subdivided.

The CHAIRMAN. You mean sales certificate No. 1?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. It was canceled?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. Were any of the others canceled? There have been five in all, I understand.

Mr. SLEEPER. On the 4th of January I signed two and three.

The CHAIRMAN. Have they been canceled, or are they still in force?

Mr. SLEEPER. Well, they are still in force, except that we have deeded to the Mindoro Development Co., the nominee of Mr. Poole, 200 hectares.

The CHAIRMAN. Did the Mindoro Development Co. pay you anything, or had Mr. Poole paid for them?

Mr. SLEEPER. Mr. Poole paid for them.

The CHAIRMAN. Then what has been paid on these lands is all stated on page 47 as ₱166,126; is that right?

Mr. SLEEPER. That is the total.

The CHAIRMAN. Of which ₱137,080 was to pay in full for sale certificate No. 3?

Mr. SLEEPER. Yes, sir; for 4,200 hectares.

The CHAIRMAN. And ₱29,846 was the first installment on account of sale certificate No. 2?

Mr. SLEEPER. Yes, sir; the residue of the estate.

The CHAIRMAN. The balance is payable in 19 annual installments of ₱29,846; is that right?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. Was any other name than that of Mr. Poole mentioned in any of these five sale certificates?

Mr. SLEEPER. No, sir.

The CHAIRMAN. Have you stated now your entire knowledge of this transaction in the sale of this Mindoro estate?

Mr. SLEEPER. Yes, sir; as far as the sale is concerned, that is the whole transaction.

The CHAIRMAN. Can you tell what proportion of the Island of Mindoro is included in this estate, this sale of some 56,000 acres?

Mr. SLEEPER. Not without consulting a memorandum on the subject.

The CHAIRMAN. Can you give it roughly? Would it be a tenth or a half of the island?

Mr. SLEEPER. I should say about a fortieth.

The CHAIRMAN. About a fortieth of the island?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. Do you know whether these lands purchased by Mr. Poole were occupied or unoccupied lands?

Mr. SLEEPER. From the report of my assistant they were absolutely unoccupied.

The CHAIRMAN. Was the Government deriving any income from these lands or any portion of them?

Mr. SLEEPER. Not at the time of sale; no, sir.

The CHAIRMAN. That is all I wish to ask Capt. Sleeper on this branch of the subject. I will want to examine him about the Carpenter matter later. Do any members desire to ask any questions on this particular branch of the case?

Mr. HAMILTON. You stated that application was first made to the agent upon the estate?

Mr. SLEEPER. Yes, sir.

Mr. HAMILTON. I want to ask if this agent was a Government official?

Mr. SLEEPER. Yes, sir.

Mr. HAMILTON. Is there an agent located upon each one of these estates?

Mr. SLEEPER. No, sir; not on each one, but on each group of estates.

Mr. HAMILTON. Is there any written form of application to be made to an agent upon an estate?

Mr. SLEEPER. No, sir; you just go to the office and point out on the plan where the land is.

Mr. HAMILTON. Then this agent makes report to you?

Mr. SLEEPER. He executes a lease or sales certificate, unless lands happen to be reserved for some other parties.

Mr. HAMILTON. The agent himself executes a sales certificate?

Mr. SLEEPER. Yes, sir.

Mr. HAMILTON. What does this sales certificate do? Does the purchaser or the lessee present that sales certificate at the office?

Mr. SLEEPER. No, sir; that comes through the mail to my office to be checked up and entered on the records and to be signed by me and forwarded to the Secretary of the Interior for his signature.

Mr. HAMILTON. What is the next thing to be done in the official program?

Mr. SLEEPER. It goes back through the office to the applicant after being entered on the record and the record of the suboffice in the province, and the man has possession of his land, with the sales certificate to show as his authority.

Mr. HAMILTON. When does he make his first payment?

Mr. SLEEPER. According to the agreement that may be made—this month or six months hence.

Mr. HAMILTON. How many payments does a man make upon one of those leases, or do they vary?

Mr. SLEEPER. They vary on different estates, according to the different conditions. Some are paid quarterly, some semiannually, and some annually.

Mr. HAMILTON. In all of these leases is there a privilege of purchase?

Mr. SLEEPER. Yes, sir; they all carry that under the provision of the friar-lands act.

Mr. DOUGLAS. Where is Mr. Poole now, do you know?

Mr. SLEEPER. He is in the Philippine Islands, I presume.

Mr. DOUGLAS. At Manila or down at Mindoro, or where?

Mr. SLEEPER. I think perhaps he is down in Mindoro trying to raise sugar cane.

Mr. DOUGLAS. You say Mr. Prentiss came with him to your office. Who was he?

Mr. SLEEPER. Mr. Prentiss was a bookkeeper or cashier or something under Mr. Poole.

Mr. DOUGLAS. Was Mr. Poole a resident of Manila?

Mr. SLEEPER. At that time?

Mr. DOUGLAS. Yes,

Mr. SLEEPER. No, sir; I think not.

Mr. DOUGLAS. Did you know him when he came in?

Mr. SLEEPER. I did not; no, sir. I never heard of him before.

Mr. DOUGLAS. You had never heard of him until he presented himself at your office?

Mr. SLEEPER. No, sir.

Mr. DOUGLAS. Did he begin his conversation by saying that he had been to Mindoro?

Mr. SLEEPER. No, sir.

Mr. DOUGLAS. Tell me again what it was; how he started out.

Mr. SLEEPER. He began his conversation by saying he wanted to buy some land on which to raise sugar.

Mr. DOUGLAS. He had heard of what land, did you say?

Mr. SLEEPER. Some land south of this Mindoro estate on the Island of Mindoro, for which a title had been granted a few months previous. Some Filipino had obtained a Government guaranteed title.

Mr. DOUGLAS. Had it been friar lands?

Mr. SLEEPER. No, sir.

Mr. DOUGLAS. Public lands.

Mr. SLEEPER. No, sir; I do not think it had. I thought at the time it had been public land, but the court decided it had not been.

Mr. DOUGLAS. How many acres had these Filipinos obtained title to which they wanted?

Mr. SLEEPER. I only knew of 2,500 at that time, a little over 2,500.

Mr. DOUGLAS. From whom had they obtained that title?

Mr. SLEEPER. Well, they had no title except a possessory title, which they proved in court.

Mr. PARSONS. And got a title certificate under what we call the Torrence land act?

Mr. SLEEPER. Yes, sir.

Mr. DOUGLAS. That is the origin of most of the titles in the Philippines?

Mr. SLEEPER. Yes, sir.

Mr. DOUGLAS. Purely title by adverse possession or suffrance?

Mr. SLEEPER. Yes, sir.

Mr. DOUGLAS. Did Mr. Prentiss come with him that first time?

Mr. SLEEPER. Yes, sir; he was with him.

Mr. DOUGLAS. Who was Mr. Prentiss; was he a resident of the Philippines?

Mr. SLEEPER. No, sir; he came with Mr. Poole.

Mr. DOUGLAS. Where is your office to which he came—in Manila?

Mr. SLEEPER. Yes, sir; in Manila.

Mr. DOUGLAS. Did they tell you from whence they had come?

Mr. SLEEPER. Mr. Poole stated he had been in Cuba raising sugar.

Mr. DOUGLAS. He said in the beginning he did not represent himself, but represented somebody else, did he?

Mr. SLEEPER. He said that Mr. Welch was backing him.

Mr. DOUGLAS. Of Welch & Co., did you say?

Mr. SLEEPER. Welch & Co.

Mr. DOUGLAS. Who was Welch & Co.?

Mr. SLEEPER. I don't know to this day who they are.

Mr. DOUGLAS. What did he represent Welch & Co. to be—as men engaged in the sugar business?

Mr. SLEEPER. Yes; he said they had sugar interests in Cuba; that they were sugar raisers, as I understood him.

Mr. DOUGLAS. And that they had sent him to Manila?

Mr. SLEEPER. Yes, sir.

Mr. DOUGLAS. And that he had come from Cuba?

Mr. SLEEPER. He had been in Cuba. I do not know whether he came there from Cuba, or where he had been just before.

Mr. DOUGLAS. He had been in Cuba and came to Manila at the instance of Welch & Co. on this business?

Mr. SLEEPER. Yes, sir.

Mr. DOUGLAS. What was the date, as nearly as you can give it, of that first visit?

Mr. SLEEPER. I think it was the 12th day of October, 1909.

Mr. DOUGLAS. A year ago last October?

Mr. SLEEPER. Yes, sir.

Mr. DOUGLAS. And it was in that first conversation that you called his attention to this San Jose estate?

Mr. SLEEPER. Yes, sir.

Mr. HAMILTON. On the Island of Mindoro?

Mr. SLEEPER. Yes, sir.

Mr. DOUGLAS. And suggested a purchase of that instead of the land which he had in mind?

Mr. SLEEPER. Yes, sir; for the simple reason I had been trying to get somebody to buy that estate, or some of it. I had several parties in view, one Australian in particular, for grazing purposes.

Mr. DOUGLAS. Your object being, of course, to convert it into money and extinguish that much of the public debt?

Mr. SLEEPER. Yes, sir.

Mr. DOUGLAS. When did he first mention to you, in connection either with his nomination of a grantee for the title or in any other way, the Mindoro Development Co., according to your best recollection?

Mr. SLEEPER. In December, I believe, between the 6th and the 10th.

Mr. DOUGLAS. What makes you think so after referring to that report?

Mr. SLEEPER. That was the date I submitted to him a copy of the original sales certificate, and he brought that in, and he said it did not satisfy; also an arrangement for the payment. It was first to be paid through some banking institution in the United States, to the

credit of the Treasury. He then informed me that part of the land was to go——

Mr. DOUGLAS (interposing). To the Guarantee Trust Co. of New York?

Mr. SLEEPER. Yes, sir. That is the way it was originally intended to have the payment made, and I believe he said on account of exchange rates, or something, they could afford better to pay it in Manila, and that suited us just as well.

Mr. DOUGLAS. So that the money was, in fact, afterwards, in January, paid in Manila?

Mr. SLEEPER. Yes, sir.

Mr. DOUGLAS. Up to that time had he mentioned any other parties in whose interests he was acting besides Welch & Co.?

Mr. SLEEPER. No.

Mr. DOUGLAS. When did you first hear the name of Mr. Horace Havemeyer, or anyone else connected with them, as nearly as you can now recall?

Mr. SLEEPER. I think the first time I ever saw it was in some newspaper, stating that the Havemeyer interests had purchased it.

Mr. DOUGLAS. The sale was made to Mr. Poole or to his nominees?

Mr. SLEEPER. Yes, sir.

Mr. DOUGLAS. That is a rather unusual designation. Was that in the original certificate which was afterwards canceled?

Mr. SLEEPER. I think not. That was in a subsequent certificate. I think that was the reason it was changed so that he could put in a nominee and sell to the development company the land necessary for a sugar mill, because he said he was not an expert sugar-milling man, but he was a grower of sugar. He said they were going to do the milling of his cane.

Mr. DOUGLAS. What was it that was made out for the 200 hectares to the Mindoro Development Co.?

Mr. SLEEPER. That was a deed transferring the land to the Mindoro Development Co. under the Torrence land act for the Philippine Islands.

Mr. DOUGLAS. As I understand it, after your first conversation he went to Mindoro.

Mr. SLEEPER. Yes, sir.

Mr. DOUGLAS. And examined the property, came back, and then said he would buy it if his counsel decided that the Philippine Government could make a title to it?

Mr. SLEEPER. Yes, sir.

Mr. DOUGLAS. For more than so many hectares.

Mr. SLEEPER. Yes, sir.

Mr. DOUGLAS. Who was his counsel, did you say? Was it Mr. E. B. Bruce?

Mr. SLEEPER. Up to that time he had not any; but he called in Mr. Bruce, of Bruce & Lawrence.

Mr. DOUGLAS. That is a law firm?

Mr. SLEEPER. I think at that time it was the firm of Bruce & Lawrence.

Mr. DOUGLAS. American lawyers practicing in Manila?

Mr. SLEEPER. Yes, sir.

Mr. DOUGLAS. Is that the same E. B. Bruce whose name I find here as the lessee of something like 19,000 hectares of land in the Isabela estate?

Mr. DOUGLAS. At the time that Isabela land was leased to Bruce I notice in this report that it is "E. B. Bruce, special." Do you know the significance of that word "special?"

Mr. SLEEPER. A special form of lease was provided, because there were special conditions in it. That is the case with all leases and sales certificates reported there as being special. They were on a special form; not the ordinary printed form, but marked "special."

Mr. SLEEPER. I have it in Washington.

Mr. DOUGLAS. Will you be kind enough to submit one of these ordinary printed forms to the committee?

Mr. SLEEPER. Yes, sir.

[B. L. Form No. 26 (Tagalog).]

PHILIPPINE ISLANDS. } ----- Lease No. -----  
 Province of -----,  
 ----- Estate. } Annual Rental, ₱ -----

This indenture, made and entered into in duplicate this....day of....., 190  
Sa kasulatang ito, na dalawá ang ginawá, at inilagdá sa arao na ito, ica      ng      ng taong

by and between.....as director of lands, with Cedula No....., 190 , acting  
ni na Tagapangasiwa ng mga Lupa, may cedula personal No. at

herein for and on behalf of the Government of the Philippine Islands, as authorized  
tumatayó sa ngalan ng Gobierno ng Kapuloang Filipinas, ayon sa itinutulot

by the provisions of the friar-lands act, No. 1120, as party of the first part, and  
sa kanya ng kautusan ng Ley ng mga Lupa ng mga Fraile No. 1120, sa isang parte, at si

-----, of age, a resident of the Barrio of-----, municipality of-----, Province of-----,  
na may gulang na ganap, tumatahan sa Nayon ng municipio ng-----, Lalawigan ng-----

....., by occupation a....., with Cedula No. ....  
ang oficio ay (married, etc.) at may cédula personal No  
(binata, may asawa o balo.)

190 , party of the second part:  
sa isang parte naman:

Witnesseth, that the party of the first part, for and in consideration of the rents, Aming pinagitibay sa kasulatang itó, na ang parteng unang nasalaysay, alang-alang sa mga úpu,

covenants, stipulations, and conditions hereinafter stated and hereby agreed to be  
 mga pinagkasunduan, mga pinagusapan at ibá pang mga bagay na sa casunod nito, y isasaysay, at sa

paid, observed, and performed by the party of the second part, does hereby lease,  
hinaharap ay ipinangakong bayaran, ganapin, at sundin ng parteng lumagda nitó sa ikalawang

let, and demise unto the party of the second part the following-described tract.. of  
lugal, ay pinaupahan, ipinagkakaloob at isinasalin sa naturang parte na lumalagda nitó sa ikala,

land, lying and being in the municipality of ....., Province of ....., Philippine  
 wang lugal, ang lagay na lupa na dito, y } Lalawigan ng Kapuloang  
 insinasalaysay, at naroon sa municipio ng }

Islands, and being a portion of the .....  
Filipinas, na ito, y isang bahagi ng hacienda ng .....

estate, the property of said Government, to wit:  
na pagaari ñg nasabing Gobierno: at dí iba kundí varí:

containing an area of ---- hectares, ---- ares, and ---- centares, for the period of  
ang laki ng lupang ito, y hectárea, área at centiárea, sa loob ng panahong  
---- years, dating from the ---- day of ----, 190 .  
taon, mula sa fechang iká ng ng taong

In consideration whereof, and recognizing the said lands as the property of said  
Sa bagsik ng kasaysayang nangunguna, at sa pagkilala na ang mga nasabing lupa ay pagaari ng  
Government, the party of the second part hereby agrees to pay to the director of  
naturang Gobierno, ang parteng lumalagdá nitó saikalawang lugal ay nakipagkayari, ó nangang-  
lands, or his representative, at such place as he may designate, as rental for said  
ako sa hinaharap na kasulatan, na magbabayad sa tagapañgasiwa ng mga lupa, ó sa kinakatawan  
premises, the sum of ---- pesos and  
niya, sa lugal na maituru, ng pinakaupa sa naturang lupá, na ang halaga ay pesos at  
----- centavos, Philippine currency, per annum, and to pay said sum in the  
céntimos, salapi ng Filipinas, sa tuing taon, at babayaran ang naturang halaga ng  
installments and on the dates following, to wit:  
upa sa mga takdá at fechang sumusunod:

P. ...., on ----, 190 ;  
sa ng  
P. ...., on ----, 190 ;  
sa ng  
P. ...., on ----, 190 ;  
sa ng  
P. ...., on ----, 190 ;  
sa ng  
P. ...., on ----, 190 ;  
sa ng  
P. ...., on ----, 190 ;  
sa ng  
P. ...., on ----, 190 ;  
sa ng  
P. ...., on ----, 190 ;  
sa ng

In further consideration, and as an essential condition of this lease, it is expressly  
Bukod sa rito, y pinagkayarian, na parang punung ipinangyayari ng pagtupahang itó, na  
understood and agreed that this lease shall terminate and expire on the ---- day of  
maliwanag na naiintindihan at pinagkasunduan, na ang naturang pagtupahan ay matatapus ng  
-----, A. D. 190 , and that no presumption of renewal or continuation beyond that  
at mawawalá sa iká ng taong 190 A. D.; at hindi mapaguusapan ang sapantahang buhat sa pagpapa-  
day can arise, the party of the second part hereby expressly renouncing and waiving  
lagay na itutuluy pá ó bibigyan kayá ng paluguit na panahon na lalampas pá sa fechang yaon, at  
all rights conferred in this regard by the provisions of article 1566 of the civil code.  
ang parteng lumalagdá nitó sa ikalawang lugal, sa hinaharap ay maliwanag na tumatangui a  
The party of the second part hereby further waives and renounces any rights to  
bumibitiw sa lahat ng mga matuid at maaaring gawin, na ipinagkakaloob sa kanya sa bagay na itó  
notice or demand for payment of rent mentioned in section 80 of the code of civil  
ng mga kautusan ng art. 1566 ng código civil. Ang parteng lumalagdá nitó sa ikalawang lugal, sa  
procedure, as well as all other periods of grace, and agrees that the Director of  
binaharap ay tumatangui at bumibitiw din sa matuid, na sa bagsik nito, y dapat muna siyang  
Lands may annul and terminate this lease should the party of the second part fail  
pagsabihan bago mapahablá upang mapaalis dahil sa di pagbabayad ng upa, begay na sinasabi sa  
or refuse to pay the above stipulated rental in the sums and at the times and place  
art. 80 ng código de procedimiento civil, at gayon din naman sa lahat ng ibá pang mga palugit na  
hereinbefore agreed upon. The party of the second part hereby further waives and  
panahon, na mapagkakaloob dahil sa pagkaawa, at pumapayag na mapawalang halaga at tapusin

renounces any right he may have under the provisions of article 1554 of the civil ang paguupahang itó, ng Tagapangasiwa ng mga Lupa, kung ang parteng lumalagdá nitó sa code to be placed or maintained in peaceable possession of the premises hereby ikalawang lugal, ay hindi makabayad ó naayaw magbayad ng mga kaupahang sa itaas ay, leased, and also any right he might have under the provisions of article 1575 of the pinagkayarian na, sa mga halagá fecha at lugal na pinagkasunduan na rin. Ang ikalawang parte civil code to any reduction of rent on account of any loss or damage suffered by ng sa hinaharap ay tumatalikod at tumatangui din sa alinmang matuid, na mapapaukul sa kanya, reason of any extraordinary or unforeseen fortuitous events.

sa bagsik ng mga kautusan ng art. 1554 ng código civil, na dahil dito, y maaaring siya, y papaghawakin ng bagay na inuupahan, ó kungkupin kayá ang tahimik niyang pakikinabang ng bagay na yaong inuupahan, at gayon din sa anomang matuid na maaaring tamuhin niya, sa bagsik ng mga kautusan ng art. 1575 ng código civil, tungkul sa pagbababá ng mga kaupahan, dahil sa pagkawala, ó perbuhióng sapitin na buhat sa anomang mangyayaring di matuunan, di karaniwan, ó hindi inaakala.

Said party of the second part expressly agrees that he will not assign or transfer Ang nasabing parteng lumalagdá nitó sa ikalawang lugal, ay malinaw na nakikipagkayari, na

this lease, or subrent or sublease said land, or any part thereof, without first securing hindi niya ipagkakaloob ó isasalin ang paguupahang itó, ni pauupahan sa ibá ang naturang lupa ó the written permission of said party of the first part.

ang isang bahagi nitó, kundi maunang kamtam ang kaphintulutang nakasulat ng parteng nangunguna sa paglalagdá.

In witness whereof the parties hereto have hereunto set their hands.

Sa katunayan ng lahat ng yaon; ang mga parteng nangangailangan ng kasulatang itó ay pumirma sa sariling kamay at sulat.

-----  
Director of Lands.  
-----  
-----

Signed by the party of the second part, -----  
in the presence of—  
-----  
-----

Approved: -----

Secretary of the Interior.

Mr. DOUGLAS: Have you the copy of the lease to E. B. Bruce of the 19,000 hectares in the Isabela estate?

Mr. SLEEPER. Yes, sir.

Mr. DOUGLAS. Have you a copy of that lease here?

Mr. SLEEPER. Yes, sir.

Mr. DOUGLAS. Will you submit that also to the committee?

Mr. SLEEPER. Yes, sir.

*Copy of the lease of the Isabela estate to Edward B. Bruce.*

DEPARTMENT OF THE INTERIOR, BUREAU OF LANDS,  
FRIAR LANDS DIVISION.

ISABELA ESTATE, Isabela Province:

#### SPECIAL LEASE NO. 1.

This memorandum of agreement made at Manila, Philippine Islands, this 6th day of January, A. D. 1910, between C. H. Sleeper, Director of Lands of the Philippine Islands, acting for and on behalf of the government of the Philippine Islands, party of the first part, and Edward B. Bruce, of Manila, party of the second part:

Witnesseth: That for and in consideration of the sum of two hundred pesos (P200.00) in hand paid by said second party to said first party, receipt whereof is hereby acknowledged, and of the covenants and agreements hereinafter men-



tioned to be kept and performed by said second party, said first party has demised and leased to said second party those certain parcels or tracts of land, situated within and forming a part of the Isabela friar-lands estate, in the Province of Isabela, Island of Luzon, Philippine Islands, according to the plats of the official surveys of said estate now on file and of record in the office of the bureau of lands at Manila, to wit:

Lots numbered 4, 5, 6, 9, 13, 15, 16, 24, 26, 28, 30, 31, 41, 43, 45, 46, 48, 49, 52, 53, 55, 57, 58, 60, 61, 63, 64, 65, 68, 75, 76, 77, 78, 79, 82, 83, 86, 101, 102, 103, 104, 108, 109, 110, 112, 114, 115, 116, 117, 118, 119, 122, 123, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 169, 173, 175, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 206, 207, 208, 209, 216, 222, 226, 227, 228, 229, 230, 231, 232, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, and 255, and containing an area of 19,448 hectares 35 ares and 44 centares, more or less.

To have and to hold the said parcels or tracts with the appurtenances thereunto of right belonging unto the said second party, for a term of one (1) year, dating from the first day of January, A. D. 1910, until the thirty-first day of December, A. D. 1910, both dates inclusive.

(1) It is mutually covenanted and agreed by and between the parties hereto, that if, on or before the expiration of said term of one (1) year, said second party shall elect to purchase the premises herein leased, said first party on behalf of the Government of the Philippine Islands will sell and convey by good and sufficient deed the absolute title in and to said premises; and the execution and delivery of said deed of conveyance from the Government of the Philippine Islands to said second party shall be effected in accordance with the provisions of the friar lands act as amended: *Provided, however*, That this option to purchase shall terminate upon the thirty-first day of December, 1910, the date of expiration of this agreement.

(2) It is further agreed that the consideration for said sale and conveyance of the premises herein leased, should said second party elect to purchase same, shall be the sum of four hundred twenty-two thousand five hundred pesos (P422,500.00), currency of the Philippine Islands, together with interest thereon at the rate of four per centum (4%) per annum from and including the first day of January, 1910; and the payment of said purchase price or installments thereof, together with all interests accruing thereon, shall be made in accordance with the provisions of said friar lands act as amended.

(3) It is further agreed that said second party, at his sole expense, shall cause an immediate examination of said premises to be made by a competent soil and agricultural expert, for the purpose of determining the quality of the soil and such other conditions, circumstances, and considerations as may affect the value of said premises for agricultural purposes, and shall cause a true report to be prepared of the result of said examination and investigation; and should said second party fail to exercise his option to purchase as herein granted, he will deliver to said first party upon the date of the expiration of this agreement, free of all expense or charge, the said report, together with all statistics and data prepared and submitted by said soil and agricultural expert in the course of his examination of said premises.

And said first party hereby certifies that all of the provisions of section 11 of act No. 1120, as amended, relative to the leasing of vacant lands under section 9 of said act, as amended, have been complied with. This lease and the option to purchase herein granted may be assigned by said second party.

In testimony whereof the said parties have hereunto set their hands at the place and upon the date first hereinabove written.

C. H. SLEEPER,

*Director of Lands, Party of the First Part.*

EDWARD B. BRUCE,

*Party of the Second Part.*

Witnesses:

C. D. BEHRENS.

C. W. RHEBERG.

Approved this 21st day of January, A. D. 1910.

DEAN C. WORCESTER, *Secretary of the Interior.*

Certified copy:

C. H. SLEEPER, *Director of Lands.*

## COPY OF SALE CERTIFICATE, FRIAR LANDS.

SALE CERTIFICATE No. ....	Name .....	Barrio of .....
	Lot ....., Sheet ....., Section .....	....., estate.
	Class, .....	Percentage, .....
	Area, ..... H. .... A. .... C.	Appraised value, ₱.....
	Credit from Lease No. ....	Amount credited, ₱.....
	Sale effective from .....	Sale value, ₱.....
	Interest at 4 per cent from .....	First installment, ₱.....
	..... annual installments .....	installments at ₱.....

## DEPARTMENT OF THE INTERIOR.

## DEPARTAMENTO DE LO INTERIOR.

## BUREAU OF LANDS.

## OFICINA DE TERRENOS.

## FRIAR LANDS DIVISION.

## DEVISIÓN DE LAS HACIENDAS DE LOS FRAILES.

Estate.	} Sale Certificate No. ....
Hacienda.	
Province.	
Provincia.	
	Certificado de venta No. ....

I, C. H. Sleeper, director of lands, acting for and on behalf of the Government  
Yo, C. H. Sleeper, director de terrenos, en nombre y representación del Gobierno de las Islas

of the Philippine Islands, vendor, pursuant to authority conferred upon me by the  
Filipinas, vendedor, de acuerdo con la autorización que me confieren las disposiciones de la ley de

provisions of the friar lands act, No. 1120, hereby certify that said Government of  
las haciendas de los frailes, No. 1120, certifico que dicho Gobierno de las Islas Filipinas ha convenido

the Philippines Islands has this ..... day of ..... agreed to sell to ..... vendee,  
hoy día de ..... en vender á ..... comprador,

a resident of the municipality of ..... Province of ..... Philippine Islands, that  
residente del municipio de ..... Provincia de ..... Islas Filipinas, el trozo ó par-

certain tract of parcel of land, situated in the municipality of ..... Province of .....  
cela de terreno situado en el municipio de ..... Provincia de .....

known and designated as lot No. .... of said estate, and containing an area of ....  
conocido y designado como Lote No. .... de dicha hacienda, comprensivo de un área de .....

hectares, .... ares, and .... centares.  
hectáreas, ..... áreas y ..... centáreas.

The official maps and records of technical descriptions of surveys and boundaries  
El plano oficial y los antecedentes de las descripciones técnicas de las mediciones y límites de

of said lot are on record in the bureau of lands and the court of land registration,  
dicho lote obran en la oficina de terrenos, y en el tribunal del registro de la propiedad, Manila,

Manila, P. I., and in the office of the register of deeds for said Province.

I. F., y en la oficina del registrador de títulos de la mencionada Provincia.

In consideration of this agreement by said vendor to sell, said vendee hereby agrees  
En consideración á este convenio de vender por parte del vendedor dicho comprador se compro-

to pay as the purchase price for said land, to the Government of the Philippine meté á pagar como precio de compra por el referido terreno, el Gobierno de las Islas Filipinas, la Islands, the sum of ..... pesos and ..... centavos (P .....), Philippine cur- cantidad de ..... pesos y ..... centavos en moneda filipina, valor convenido de dicho terreno el rency, the agreed value of said land on the first day of ....., from which date said dia primero de ..... desde cuya fecha entra en vigor dicha venta; y por la presente se acreditan á sale becomes effective; and there are hereby credited upon said purchase price the dicho precio de compra las rentas pagadas por dicho comprador por virtud del arrendamiento pro- rentals paid by said vendee upon temporary lease No. .... for which receipts have visional No. .... por las cuales se han expedido antes de ahora recibos al repetido comprador, por heretofore been issued to said vendee, to the amount of ..... pesos and ..... cen- valor de ..... pesos y ..... centavos ..... quedando un saldo sin pagar sobre dicho precio de tavos (P .....), leaving a balance unpaid on said purchase price of ..... pesos compra de ..... pesos y ..... centavos ..... cuyo saldo se obliga el comprador por la presente á and ..... centavos (P .....), which balance said vendee hereby binds himself to pay in ..... annual installments, to wit:  
pagar en ..... plazos anuales, á saber:

Said vendee shall pay ..... pesos and ..... centavos (P .....), on the first  
Dicho comprador pagará ..... pesos y ..... centavos ..... el dia primero de ..... pesos y ..... day of ..... and ..... pesos and ..... centavos (P .....), on the first day of y ..... pesos y ..... centavos ..... el dia primero de ..... and the unpaid balance of the purchase price, as aforesaid, shall then be paid y el saldo no pagado del precio de compra, como queda dicho, se pagará entonces in ..... equal ..... annual installments of ..... pesos and ..... centavos en ..... plazos ..... anuales iguales de ..... pesos y ..... centavos (P .....), each, on the first day of ..... of each succeeding year until the entire ..... cada uno, el dia primero de ..... cada año siguiente hasta que haya sido pagado purchase price has been paid.  
todo el precio de compra.

Said purchase price shall bear interest at the rate of four per centum (4%) per  
Dicho precio de compra devengará interés á razón del cuatro por ciento (4%) anual, desde annum, from and including the first day of ....., and each and every unpaid el día primero de ....., inclusive, y todos y cada uno de los balance thereof likewise shall bear interest at the rate of four per centum (4%) saldos no pagados del mismo devengarán igualmente interés á razón del cuatro por ciento (4%) per annum, from and including the day next succeeding the date upon which the anual, desde el día inmediato siguiente á la fecha en que el último plazo last preceding ..... annual installment of said purchase price, together with anual inmediato anterior de dicho precio de compra, juntamente con el interés acumulado accrued interest thereon was paid; and each of said ..... annual installments, sobre el mismo, fuera pagado; y cada uno de dichos plazos ..... anuales, juntamente con together with accrued interest, shall be payable to the director of lands, or his el interés acumulado, ..... será pagadero al director de terrenos ó á su agente debida- duly authorized agent, at his office in the municipality of ..... as hereinbefore set mente autorizado, en su oficina en el municipio de ..... como antes se hizo cons- forth, the right to a demand therefor being hereby waived by said vendee.  
tar, renunciando por la presente el comprador al derecho á ser demandado por ello.

Upon completion of the payment of the purchase price, as hereinbefore stated,  
Una vez completo el pago del precio de compra, como queda dicho, juntamente con todo el interés together with all accrued interest, said vendor will convey said land, by proper in- se transmitirá dicho terreno al referido comprador por la debida acumulado. strument of conveyance, which will be issued and become effective in the manner escritura de transmisión, que será otorgada y entrará en vigor de la manera dis-

provided in section 122 of the land registration act No. 496, to said vendee, or puesta en el artículo 122 de la ley del registro de la propiedad, No. 496, á favor de dicho comprador, his heirs or assignees.  
ó de sus herederos ó cesionarios.

The signing of this certificate by said vendee shall constitute an acceptance of all La firma de este certificado por el referido comprador constituirá su aceptación de todas las cláusulas y condiciones del mismo, y si el mencionado comprador dejase de pagar ó abandonar any payment as herein provided, the director of lands shall proceed to enforce donase hacer cualquier pago como aquí se dispone, el director de terrenos procederá á hacer efectivo said payment and the lien of said vendor, as provided in section 17 of act No. 1120. el cobro y el derecho preferente de dicho vendedor, como dispone el artículo 17 de la ley No. 1120.

This certificate, and the rights hereunder conferred, shall be transferable only Este certificado, y los derechos que confiere sólo serán transferibles cuando se haya previamente after the written consent of the director of lands thereto shall have been first had obtenido el consentimiento por escrito del director de terrenos para hacer la transferencia. and obtained.

In testimony whereof I have hereunto set my hand at the bureau of lands in the En testimonio de lo cual, lo firmo de mi puño y letra en la oficina de terrenos en la ciudad de city of Manila upon the date first hereinabove written. Manila en la fecha arriba expresada.

-----,  
*Director of Lands.*  
*Director de Terrenos.*

Approved:  
Aprobado:

-----,  
*Secretary of the Interior.*  
*Secretario de lo Interior.*

Receipt for sale certificate:  
Recibo del certificado de venta:

-----  
(Municipality and Province.)  
(Municipio y Provincia.)

-----  
(Date.)  
(Fecha.)

I, -----, vendee, hereby agree to accept all terms and conditions, as established Yo, -----, comprador, acepto todas las cláusulas y condiciones puestas

by the director of lands, in the foregoing sale certificate, the receipt whereof is por el director de terrenos en el precedente certificado de venta, del que por la presente

hereby acknowledged.  
acuso recibo.

-----,  
Vendee.  
Comprador.

Conditions of certificate accepted, and receipt signed, in the presence of Las condiciones del certificado fueron aceptadas, y el recibo firmado en presencia de

-----  
-----

Mr. DOUGLAS. In the same connection will you also submit a copy of the lease to Mr. Carpenter for the land that he leased in the Tala estate?

The CHAIRMAN. I thought we would just confine the examination now to the one branch of the subject.

Mr. DOUGLAS. I am not going into them at all. I merely wanted to get the information.

Mr. SLEEPER. Mr. Carpenter has a large number of leases and we have copies of them all.

Mr. DOUGLAS. Also copy of the lease to Mr. Thayer in the Calamba estate?

Mr. SLEEPER. Yes, sir.

COPY OF LEASE TO FRANK W. CARPENTER.

This agreement made and entered into in duplicate, at the city of Manila, on this, the 20th day of April, A. D. 1908, by and between C. H. Sleeper, in his capacity as director of lands, acting for and on behalf of the Government of the Philippine Islands, pursuant to authority conferred upon him by Friar Lands Act No. 1120, married, with cedula numbered 1,300,000, dated Manila, P. I., January 13, 1908, hereinafter referred to as party of the first part; and Frank W. Carpenter, married, with cedula numbered 1,309,214 F, dated Manila, P. I., February 10, 1908, hereinafter referred to as party of the second part:

Witnesseth, That for and in consideration of the promise of said party of the second part, to take in lease, under certain terms and conditions hereinafter enumerated, any and all unoccupied tracts of land, or tracts which may hereafter be vacated by the present occupants thereof, which belong to the Government of the Philippine Islands, and constitute the property more specifically known and designated as the "Tala estate," said party of the first part hereby agrees to reserve from lease or sale to any person or persons other than said party of the second part, said unoccupied and vacated lands of said estate, and to hold said lands for the exclusive uses and purposes of said party of the second part.

I. It is mutually agreed by and between the parties hereto that said parties shall execute leases for terms of three years each, on tracts of not less than 300 hectares in extent, at the annual rental of thirty centavos per hectare: *Provided*, That no crop has been harvested during the year, or at the annual rental of one peso and fifty centavos per hectare for all lands which produce a crop; the word "crop" being construed to mean a marketable crop harvested from the leased or occupied lands, which shall net the owner a minimum of twenty pesos per hectare, but the word "crop" shall not be construed to include that which may be planted for the purpose of preventing the growth of cogon, or other vegetation which may become injurious to a long-term crop. It is further agreed that said party of the second part shall lease as a minimum the following areas:

	Hectares.
First year.....	300
Second year.....	900
Third year.....	1,500

and 500 hectares per year additional thereafter until all of the available lands on said estate have been leased.

II. It is further agreed that in case application is made by other parties than said party of the second part to lease or purchase any of said reserved lands of said estate, not actually held in lease by said party of the second part, it will be incumbent upon said party of the second part immediately to execute a lease or leases covering said lands, at rates applicable to other tracts for which leases have been executed, as provided in the first clause of this agreement: *Provided, however*, That in case of the neglect or refusal of said party of the second part to execute said leases, said lands may then be leased or sold at the discretion of said party of the first part in the manner provided by law.

III. It is further agreed that said party of the first part hereby grants to said party of the second part the preference right to lease any lands of said

estate now occupied or leased which in future may be abandoned or vacated by the present occupants thereof: *Provided, however*, That said party of the second part shall lease said lands at the rate paid by former lessees immediately upon notification in writing by said party of the first part so to do, and should said party of the second part fail or neglect to lease said lands, as herein provided, then said party of the first part shall have the right to dispose of said lands in accordance with the proviso of the second clause of this agreement.

IV. It is further agreed that said party of the second part shall cultivate two hundred hectares during the first year of lease, six hundred hectares the second year, one thousand hectares the third year, and five hundred hectares per year thereafter, until the entire area occupied and leased by him is under cultivation; and for the purposes of this agreement, the grazing of cattle shall be considered as cultivation: *Provided, however*, That any tract of land not susceptible to cultivation shall be excluded from the provisions of this clause.

V. It is further agreed that if the Legislature of the Philippine Islands shall amend the friar-lands act by making provisions for the sale of large tracts of the friar lands to persons not actual and bona fide occupants as defined therein, upon the same terms and conditions as those providing for the sale to actual and bona fide occupants that said party of the second part will buy, and said party of the first part will sell, the lands covered by the terms of this agreement: *Provided, however*, That in case said friar-lands act is not amended as specified, then said party of the first part shall continue to lease said lands to said party of the second part, if requested to do so, and, if not so requested, he shall then proceed to lease or sell said lands in the manner provided by law.

VI. It is further agreed that the said party of the second part shall keep trespassers from occupying any portion of said lands which are hereby reserved for him, and to advise said party of the first part at the end of each calendar year of the area occupied and cultivated by him or his agents.

VII. It is further agreed that all rents which shall become due upon leases executed under the provisions of this agreement shall be paid annually before the expiration of the lease year, at the office of the agent of the Tala estate, or at the office of the party of the first part, in the city of Manila.

VIII. It is further agreed that said party of the second part shall have a right to subrent or sublease any or all lands which are leased to him: *Provided, however*, That the conditions of said sublease shall not be repugnant to the terms of the leases held by said party of the second part.

IX. It is further agreed that in the event of war or insurrection or disturbance of the public order which may prevent the continued development work by said party of the second part upon the lands held by him in lease, the obligations of the said party of the second part to the Government for the year in which the disorder or disturbance occurs shall be canceled upon the submission to the said party of the first part of reasonable evidence of the fact.

X. Is is further agreed that said party of the first part will, in his official capacity, endeavor to obtain on the Tala estate adequate police protection and to secure all possible assistance from the Government for the construction of highways and bridges on and to the lands of said estate.

In witness whereof said parties have hereunto set their hands upon the date and at the place first hereinabove written.

C. H. SLEEPER, *Director of Lands.*  
FRANK W. CARPENTER,

## SAMPLE OF LEASES ENTERED INTO WITH MR. A. F. THAYER.

B. L. FORM No. 26 (A).

TEMPORARY LEASE No. 2172.	Name, <i>Thayer, A. F.</i> Barrio, <i>Nueva St., 436, Malate, Manila.</i>			
	Lot	Sheet	Section	<i>Calamba Estate.</i>
	Area, <i>406 H. 11 A. 20 C.</i>		Class, <i>Unirrigated.</i>	Percentage,
	Rental, <i>P487.33 Payable September 1, 1910.</i>			
	Effective from <i>April 1, 1910, to September 30, 1910.</i>			
	Lease	Parcel	Credits, - -	P
	Lease	Parcel	Credits, - -	P
	Lease	Parcel	Credits, - -	P
	Lease	Parcel	Credits, - -	P
	Lease	Parcel	Credits, - -	P
	Lease	Parcel	Credits, - -	P
	Lease	Parcel	Credits, - -	P
	Total Credits, - -			P

## DEPARTMENT OF THE INTERIOR.

## DEPARTAMENTO DE LO INTERIOR.

## BUREAU OF LANDS.

## OFICINA DE TERRENOS.

## FRIAR LANDS DIVISION.

## DIVISIÓN DE LOS TERRENOS DE LOS FRAILES.

CALAMBA ESTATE, }  
 Hacienda. }  
*Laguna Province.* }  
 Provincia. }

TEMPORARY LEASE No. 2172.

Arrendamiento provisional No.

This indenture, made in duplicate, this *2d* day of *April, 1910*, between *C. H.*  
 Esta escritura hecha por duplicado, hoy día de \_\_\_\_\_ entre *C. H.*

*Sleeper, Director of Lands, acting for and on behalf of the Government of the*  
*Sleeper, Director de Terrenos, en nombre del Gobierno de las*

*Philippine Islands, as authorized by the provisions of the Friar Lands Act No.*  
*Islas Filipinas, según autorizan las disposiciones de la Ley de los Terrenos de los Frailes*

*1120, as Lessor; and A. F. Thayer, a resident of the Municipality of Manila,*  
*No. 1120, como Arrendador; y residente del Municipio de*

*Province of Manila, as Lessee:*  
*Provincia de \_\_\_\_\_ como Arrendatario:*

Witnesseth, that said Lessor, for and in consideration of the rents, covenants,  
 Hace constar, que dicho Arrendador, en consideración de las rentas, pactos

and conditions hereinafter stated, and hereby agreed to be paid, observed, and  
 y condiciones más adelante expresados, y que por la presente conviene pagar, observar y

performed by said Lessee, does hereby lease, let, and demise unto the said Lessee  
 cumplir dicho Arrendatario, arrienda, cede y traspasa á dicho Arrendatario

that certain tract or parcel of land, situate in the municipality of *Calamba,*  
 la parcela de terreno situada en el municipio de \_\_\_\_\_

*Province of Laguna, known and designated as Lot No.*  
*Provincia de \_\_\_\_\_ conocida y designada como Lote No.*

TEM. LEASE No. 2172.	Lots Nos.	Sheet No.	Section No.
	1997	59-58	10-11-12-2-3
	1999	59	5-6-7-9-10-11
	2000	55-59	1-5-3-4-7-8-11
	2776	59	1-2-5-6
	2777	59-60	3-3-7-8
	2858	59-54-60-55	3-4-9-8-9-1
	2859	59-60	2-4-5-6-7-8-9
	2860	54-60	1-5-3-5-6
	2861	54-60	1-5-6-9
	2869	54-53	1-2-9-10
	2872	53	5-6-9-10
	2873	53	6-7-10-11
	2868	60-53-61-54	3-9-4-1

of said estate, and containing an area of 406 H. 11 A. 20 C., in accordance  
de dicha Hacienda, y que contiene un área de de acuerdo

with the official maps and records of technical descriptions of surveys and  
con las mapas oficiales y registros de las descripciones técnicas de las mediciones y

boundaries of said lot, which are on record in the office of the Lessor in the Bureau  
límites de dicha parcela, que obran en la oficina del Arrendador en la Oficina

of Lands at Manila.  
de Terrenos en Manila.

To have and to hold the above-described lot, with the appurtenances thereunto  
Para que tenga y posea la parcela arriba descrita, con todas las pertenencias que de

of right belonging, unto said Lessee, for a term of *six months*, dating from the  
derecho le corresponda, dicho Arrendatario, por un término de desde el

first day of *April, 1910*, until the last day of *September, 1910*.  
día 1.º de hasta el último día de

In consideration whereof, and recognizing said lot as the property of the  
En consideración á lo cual, y reconociendo dicho lote como propiedad del Gobierno de las

Government of the Philippine Islands, said Lessee hereby agrees to pay annually  
Islas Filipinas, dicho Arrendatario se compromete por la presente á pagar anualmente

as rental therefor, to said Lessor, or his duly authorized representative at such  
como renta del mismo, á dicho Arrendador, ó á su representante debidamente autorizado, en el  
place as said Lessor may designate, the sum of *four hundred eighty-seven pesos*  
lugar que el repetido Arrendador designe, la cantidad de

and *thirty-three centavos (P487.33)*, in *one* equal installments, on or before the  
en plazos iguales, el día 1.º

first day of *September*, during the term of this lease: *Provided, however, That*  
de ó antes, mientras dure este arrendamiento: *Entendiéndose, sin embargo*

if said lessee so elects, the total annual rental may be paid on or before the  
Que si dicho Arrendatario lo eligiese, toda la renta anual puede ser pagada en la

date first stated, during each year of said term: *And provided further, That*  
fecha primero mencionada, ó antes, durante cada año de dicho término; y entendiéndose,

upon default of said Lessee in the payment of any such first installment of  
de más que al dejar dicho Arrendatario de pagar cualquiera de dichos primeros plazos de

rental as aforesaid, the total annual rental shall thereupon become due and  
renta como queda dicho, toda la renta anual vencerá y será pagadera acto seguido.

payable.

In further consideration, and as an essential condition of this lease, said  
En consideración además, y como condición esencial de este arrendamiento, dicho

Lessee does hereby waive and renounce his right, under the provisions of  
Arrendatario renuncia por la presente su derecho con arreglo á las disposiciones del



Section 80 of the Code of Civil Procedure, to notice or demand for payment of artículo 80 del Código de Procedimiento Civil de ser notificado ó demandado para el pago de rentals due, likewise waiving and renouncing any right which he might have las rentas debidas, renunciando de igual modo cualquier derecho que pudiera tener

under the provisions of Article 1575 of the Civil Code to a reduction of rental por virtud de las disposiciones del artículo 1575 del Código Civil á una reducción de la renta

on account of loss or damage suffered by reason of any and all extraordinary por razón de pérdida ó daños sufridos por causa de casos fortuitos extraordinarios

or unforeseen fortuitous events. Said Lessee agrees that he shall not sublet ó imprevistos. Dicho Arrendatario se compromete á no subarrendar

or sublease said lot, or any part or parts thereof, nor shall he transfer or el referido lote ni ninguna parte del mismo, á no transferir

assign this lease, without first having secured the written consent of said este arrendamiento sin obtener previamente el consentimiento por escrito del

Lessor, and that he shall not commit any waste nor permit any trespass Arrendador, y á no cometer ningún destrozo ni permitir ninguna invasión

upon said lot, but that he shall report immediately to said Lessor any trespass de dicho lote, y á dar cuenta inmediatamente al Arrendador de cualquier invasión

or attempted trespass thereon, or any action of any person or persons upon ó tentativa de invasión del mismo y de cualquier acto de cualesquier personas

any adjacent property, which might result in injury or damage to said lot. en propiedad adyacente que pueda dar por resultado el daño ó perjuicio de dicho lote.

Said Lessee further agrees that upon the expiration of the term hereinabove Dicho arrendatario conviene además, que á la expiración del plazo antes

stated, or upon the default of said Lessee in the performance of any of the condi- designado, ó al faltar dicho Arrendatario al cumplimiento de cualquiera de las condiciones

tions hereof, said Lessor may terminate this lease; and that upon its termination de este contrato, el referido Arrendador podrá dar por terminado este arrendamiento; y que

for such defaults, said Lessee shall vacate said lot immediately: *Provided, how- á la terminación de este por dicha falta, el repetido Arrendatario dejará inmediatamente*

*ever*, That any sum or sums of money due by said Lessee to the Government of the desocupado dicho lote: *Entendiéndose, sin embargo*, Que cualesquier cantidades de dinero

Philippine Islands, for rental accruing upon this lease, or for damages arising que dicho Arrendatario deba al Gobierno de las Islas Filipinas por concepto de rentas de

from any breach of the conditions hereof, shall be at all times a valid first dicho arrendamiento, ó por daños provenientes de cualquier infracción de las condiciones de

lien upon all buildings, fixtures, and other property belonging to said Lessee este contrato, será siempre un primer gravamen válido sobre todos los edificios, instalaciones

and situated upon said lot, and if, upon the termination of this lease on account y demás propiedad perteneciente al repetido Arrendatario que estén situados en dicho lote,

of such default of said Lessee, as aforesaid, there remains due to said Govern- y si, á la terminación de este arrendamiento por razón de dicha falta del mencionado

ment of the Philippine Islands any sum or sums of money, whether for rental Arrendatario, como queda dicho, restan cualesquier sumas de dinero debidas á dicho

or otherwise, as aforesaid, said Lessee shall not remove said property from said Gobierno de las Islas Filipinas, sea por concepto de renta ó por otro concepto, como queda

lot without first having satisfied such indebtedness, or without first having expresado, dicho Arrendatario no retirará la mencionada propiedad del repetido lote sin

secured the written consent of said Lessor to so remove said property: *And pro- haber previamente satisfecho semejante deuda, ó sin haber obtenido previamente el con-*

*vided further*, That if such property has not been removed from said lot at the sentimiento por escrito del repetido Arrendador para retirarla: *Y entendiéndose, además,*

expiration of thirty days from the date of said termination for default, then *Que si dicha propiedad no ha sido retirada de dicho lote á la expiración de treinta días*

it shall be considered that said lessee has relinquished and abandoned all right, desde la fecha de la terminación del contrato por incumplimiento, se considerará que el title, and interest in and to said property, and said lessor may enter upon said mencionado Arrendatario ha abandonado todo derecho, título é interés sobre la propiedad lot and take possession thereof, and likewise of said property, by right of repetida, y al Arrendador podrá entrar en dicho lote y tomar posesión del mismo, así como accession.  
de la mencionada propiedad por derecho de accesión.

In testimony whereof said parties have hereunto set their hands.  
En testimonio de lo cual, las referidas partes lo firman de su puño y letra.

C. H. SLEEPER,  
*Director of Lands.*  
*Director de Terrenos.*

A. F. THAYER.

Signed by the lessee in the presence of—  
Firmado por el Arrendatario en presencia de

RAFAEL PABALAN.  
CORNELIO SANTIAGO.

Approved:  
Aprobado:

DEAN C. WORCESTER,  
*Secretary of the Interior.*  
*Secretario de lo Interior.*

A true copy:

C. H. SLEEPER, *Director of Lands.*  
*Director de Terrenos.*

Mr. DOUGLAS. Now, coming back to the San Jose transaction, have you a blank form here in the room of the first certificate that was issued?

Mr. SLEEPER. No, sir.

Mr. DOUGLAS. Have you a copy of the first certificate that was issued to Mr. Poole in Washington?

Mr. SLEEPER. Yes, sir.

Mr. DOUGLAS. Is it in this book?

Mr. SLEEPER. I think it is here as an exhibit.

Mr. DOUGLAS. Yes; on page 45 is a copy of sales certificate No. 1.

Mr. SLEEPER. Yes; it is there.

Mr. DOUGLAS. Are sales certificates Nos. 2 and 3 also included here—copies of them?

Mr. SLEEPER. No; I think they are not included.

Mr. DOUGLAS. You spoke a minute ago of sales certificate No. 5.

Mr. SLEEPER. Nos. 4 and 5.

Mr. DOUGLAS. What are they?

Mr. SLEEPER. They are changing the areas as the surveys found there were changes required.

Mr. DOUGLAS. Make that a little more definite.

Mr. SLEEPER. You see, it was divided into two tracts, one large tract and the other of 4,200 hectares.

Mr. DOUGLAS. Who was the nominee by Mr. Poole in the grant of that tract?

Mr. SLEEPER. The 4,000?

Mr. DOUGLAS. Yes.

Mr. SLEEPER. He has not named anybody, or had not when we left.

Mr. DOUGLAS. But he holds the certificate in his own name?

Mr. SLEEPER. Yes, sir.

Mr. DOUGLAS. As Poole or his nominee?

Mr. SLEEPER. Yes, sir.

Mr. DOUGLAS. You say that in January of this year the transaction was closed?

Mr. SLEEPER. Yes.

Mr. DOUGLAS. Did I understand you to say that thereupon he proceeded to develop his purchase in the island of Mindoro? What did he do?

Mr. SLEEPER. I think in December he began to work. I do not know what they did. All I know is they were going to build a railroad up to the place, so that they could get up there.

Mr. DOUGLAS. From where?

Mr. SLEEPER. From a port south of there, Mangarin Bay.

Mr. DOUGLAS. How long would the railroad be, about.

Mr. SLEEPER. I think they told me it would be about 12 miles long, including the branches that went into the estate.

Mr. DOUGLAS. What has he done meanwhile since he began this work in December, if it was as early as that in 1909, what work has been done there since?

Mr. SLEEPER. He is building that railroad. He told me a few days before we left that he had about 11 miles of it completed.

Mr. DOUGLAS. Has the Mindoro Development Co. made any progress in erecting a centrale or refinery there, do you know?

Mr. SLEEPER. All I know is there was a man came in my office who represented himself as representing the Honolulu Iron Works, and said they had a contract for putting up a mill for the Mindoro Development Co.

Mr. DOUGLAS. That is the concern that puts up most of the mills in the Pacific country generally?

Mr. SLEEPER. I do not know.

Mr. DOUGLAS. About when was that? How long before you left? When did you leave; about when was it?

Mr. SLEEPER. I left November 7, and I expect it was in October.

Mr. DOUGLAS. That he had a contract with whom; did he say?

Mr. SLEEPER. The Mindoro Development Co.

Mr. DOUGLAS. To put up a sugar mill?

Mr. SLEEPER. Yes, sir.

Mr. DOUGLAS. Where?

Mr. SLEEPER. On the San Jose estate.

Mr. DOUGLAS. And that is as far as you know, either personally or by statements from anybody connected with the Mindoro Development Co., of the work that has been done down there?

Mr. SLEEPER. No; I have heard a great deal about their endeavors to get labor to work the plantation. It has been in the papers, and I have heard lots about it. Mr. Poole has talked about it.

Mr. DOUGLAS. There is some reference to that here. Have they had difficulty in getting labor?

Mr. SLEEPER. Yes, sir.

Mr. DOUGLAS. I believe that is all.

Mr. PARSONS. Does this San Jose estate border on the water?

Mr. SLEEPER. Yes, sir; about 12 miles, I think, along the shore.

Mr. PARSONS. Can you see on the map, on the wall, where that is, or is it more southerly?

Mr. SLEEPER. No; it is down below the bottom of this map?

Mr. PARSONS. On the southwestern corner?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. Is there any harbor on the estate?

Mr. SLEEPER. No, sir; the harbor is some ways below the estate. I think it is 5 or 6 miles to the boundary of the estate.

Mr. PARSONS. Is it from the harbor that this railroad runs?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. What is the name of the harbor?

Mr. SLEEPER. Mangarin Bay.

Mr. PARSONS. What town is there?

Mr. SLEEPER. I do not know what township it is in. There is no town there, so far as I know.

Mr. JONES. The certificate states the township it is in?

Mr. SLEEPER. There were two connected with the estate.

Mr. PARSONS. Is there any settlement there at all.

Mr. SLEEPER. On the harbor?

Mr. PARSONS. Yes.

Mr. SLEEPER. I think there is below there. I have never been there personally. I think there is a small settlement there.

Mr. PARSONS. You were asked in connection with the sale of lands of more than 16 hectares to individuals, whether they included any land outside of what the vendee had occupied, and you said as a rule not. Were you often requested to sell lands outside of what the vendee had occupied?

Mr. SLEEPER. No; only in certain instances where a man has all of his land cultivated, and he might want to extend his cultivation to the unoccupied lands alongside.

Mr. PARSONS. And he was allowed to do that?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. So that when he desired more land he was allowed to purchase it?

Mr. SLEEPER. Yes, sir.

Mr. JONES. You refer to friar lands, of course?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. How much public land is there in Mindoro that is the same kind of land as the land of the San Jose estate?

Mr. SLEEPER. That I could not say. I have not been there. I have heard that the entire area on that tract along the coast there are just about as good as the Mindoro estate; and there are lands there that are better adapted for sugar cultivation.

Mr. PARSONS. What is the usual purchase price of friar lands?

Mr. SLEEPER. It varies according to the location of the land, from \$4 a hectare up to \$2,000 a hectare, according to the location and to the condition. Some of the friar lands are located right in cities.

Mr. DAVIS. I mean the sugar lands, such as you have been talking about. What is the usual price of those lands?

Mr. SLEEPER. It varies on each estate, again. On the Santa Rosa estate, which is considered a very good estate, the land would be worth ₱155 a hectare.

Mr. DAVIS. How much is that in American money?

Mr. SLEEPER. That is \$32 an acre, or approximately.

Mr. DAVIS. Is not the Island of Mindoro largely wooded?

Mr. SLEEPER. Yes, sir.

Mr. DAVIS. In the interior?

Mr. SLEEPER. The interior has large forest areas in it.

Mr. DAVIS. Where is the open land?

Mr. SLEEPER. There are stretches of cogon land all through it, which is land, I believe, that has been occupied by the natives, and they have cut off the trees and planted a crop or two and then gone away; they are what we call caingins—natives that have been there a year or two and then gone away to some other point where the soil is virgin. There are large stretches of that cogon land on the Island of Mindoro which are open.

Mr. DAVIS. Are there any large towns on that island?

Mr. SLEEPER. I never have been there. The town of Calipan is probably the largest town on the northeast portion.

Mr. DAVIS. You say that Mr. Poole has contracted to purchase or has leased about 56,000 acres.

Mr. SLEEPER. Yes, sir.

Mr. DAVIS. What is the total consideration for that?

Mr. DOUGLAS. ₱734,000, if you will let me give it right here. I happened to have the certificate right in front of me.

Mr. DAVIS. Reduce it.

Mr. JONES. The peso is a half dollar.

Mr. GARRETT. Do you know why Mr. Poole had this division made?

Mr. SLEEPER. He told me it was on account of the Mindoro Development Co. He wanted two tracts of land, one for himself and one to transfer to them.

Mr. GARRETT. In one of these there was 4,200 hectares?

Mr. SLEEPER. Yes, sir. I told him that a corporation could not hold that land.

Mr. GARRETT. When he paid for that 4,200 hectares was he tendered a deed?

Mr. SLEEPER. No; he was tendered a sales certificate.

Mr. GARRETT. Did you ever ask him if he wanted a deed?

Mr. SLEEPER. No; because the agreement was that he was to subdivide that land. There were to be two subdivisions of that 4,200; 200 for the Mindoro Development Co. and the other to a man he was to nominate. I do not know who it is.

Mr. GARRETT. And he never did indicate?

Mr. SLEEPER. He has not yet, because he has just got the survey of the 200 and knows how to write the description of it. Just before we left the survey had been made of that.

Mr. GARRETT. This deed, was it made to the Mindoro Development Co. as a corporation?

Mr. SLEEPER. Yes, sir.

Mr. GARRETT. No individuals named in it?

Mr. SLEEPER. No, sir.

Mr. GARRETT. Who received that deed after it was made?

Mr. SLEEPER. Mr. Poole.

Mr. GARRETT. Mr. Poole took it?

Mr. SLEEPER. No; I think Mr. Bruce, his attorney, got it.

Mr. GARRETT. Mr. Poole got it through his attorney?

Mr. SLEEPER. Yes, sir.

Mr. GARRETT. Is there a system of recording deeds over there?

Mr. SLEEPER. Yes, sir. It had not been recorded when we left. It was just signed the day we left.

Mr. GARRETT. Would it be recorded in Manila?

Mr. SLEEPER. It would be recorded in my office, and also in the register of deeds for the island of Mindoro, the Province of Mindoro.

Mr. GARRETT. Had it been paid for? Had the fees for recording been paid for when you left?

Mr. SLEEPER. That I do not know.

Mr. GARRETT. Did you understand that Mr. Poole is the agent of the Mindoro Development Co.?

Mr. SLEEPER. Yes, sir; that is my understanding.

Mr. GARRETT. And also the agent of whoever the purchasers of this other land are?

Mr. SLEEPER. Well, I do not know whether he is the agent or whether he is the purchaser.

Mr. GARRETT. He said, did he not, he was representing Mr. Welch and Mr. Havemeyer?

Mr. SLEEPER. Yes.

Mr. HAMILTON. I did not understand this witness to say he mentioned anything about Havemeyer.

Mr. SLEEPER. He said Mr. Welch was interested with him.

Mr. HAMILTON. Interested with whom?

Mr. SLEEPER. He said he was interested with him, that Mr. Poole had an interest himself.

Mr. GARRETT. Was that the only name he mentioned?

Mr. SLEEPER. That was the only name he mentioned.

Mr. GARRETT. Just Mr. Welch?

Mr. SLEEPER. Just Mr. Welch.

Mr. GARRETT. Did he make any inquiries of your office there as to the right of a corporation to hold agricultural lands?

Mr. SLEEPER. I believe we told it to him on several occasions, that a corporation could not, under the law, hold for agricultural purposes more than 1,024 hectares.

Mr. GARRETT. Has your department ever construed that language, or has there been a construction by the legal department of the insular government of the language in the law, "or association of persons?"

Mr. SLEEPER. I think there has been a decision by the Attorney General that it means an incorporated or organized association of persons.

Mr. GARRETT. That is, it is the same thing as a corporation?

Mr. SLEEPER. A corporation—yes; a corporation under our present laws, or a corporation organized under the old Spanish laws.

Mr. GARRETT. What did the Mindoro Development Co. have to do under the insular laws to obtain the right to do business there—anything?

Mr. SLEEPER. Yes, sir; it had to comply with the corporation laws of the Philippine Islands and obtain a certificate from the executive bureau.

Mr. GARRETT. Just what, briefly, did they have to do to comply with that law?

Mr. SLEEPER. They had to file a statement, I believe, where they are incorporated in the United States; that they are properly incor-

porated, and some statement as to their capital, and so forth, and who they are.

Mr. GARRETT. Who the incorporators are?

Mr. SLEEPER. Yes, sir.

Mr. GARRETT. When did you first see the charter of this Mindoro Development Co.?

Mr. SLEEPER. I think I first saw it in Mr. Martin's speeches published in the Congressional Record.

Mr. GARRETT. Mr. Poole did not have a copy of it with him, or at least he did not show you a copy of it?

Mr. SLEEPER. I did not see it. He might have had one.

Mr. GARRETT. Do you know of any other agent of the Mindoro Development Co. than Mr. Poole?

Mr. SLEEPER. Mr. Prentiss.

Mr. GARRETT. Or Mr. Prentiss?

Mr. SLEEPER. They are the only two I ever had to do with.

Mr. GARRETT. Is Mr. Prentiss connected officially with the Mindoro Development Co., or is he connected with Mr. Poole, or otherwise?

Mr. SLEEPER. That I could not say.

Mr. GARRETT. He was connected with him in the purchase of the land?

Mr. SLEEPER. He came there with him.

Mr. GARRETT. He came there with him?

Mr. SLEEPER. Yes.

Mr. GARRETT. Did he participate in all the negotiations?

Mr. SLEEPER. No, sir; he did not. He seemed to be a bookkeeper, or cashier, or something like that.

Mr. GARRETT. Mr. Poole did all the negotiating?

Mr. SLEEPER. He or his attorney, Mr. Bruce. There was another man by the name of Thompson, who seemed to be an employee of Mr. Poole, sort of an engineer or surveyor or something of that sort, who was formerly connected with some other company—the Philippine Products Co.

Mr. GARRETT. When this payment was made by Mr. Poole, how was it made, by check or draft?

Mr. SLEEPER. I think it was a check on the bank there.

Mr. GARRETT. Was it signed by Mr. Poole personally?

Mr. SLEEPER. I think it was signed by him personally, but I do not recollect, though I did see the check, and I think it was signed by Mr. Poole.

Mr. GARRETT. The check was passed through your hands?

Mr. SLEEPER. Through my cashier; yes, sir.

Mr. GARRETT. Would it be payable to you?

Mr. SLEEPER. Payable to the director of lands.

Mr. GARRETT. To the director of lands?

Mr. SLEEPER. Yes, sir.

Mr. GARRETT. And by you indorsed?

Mr. SLEEPER. Yes.

Mr. GARRETT. So you do not remember whether it was a personal check of his?

Mr. SLEEPER. I think it was a personal check of Mr. Poole, although I could not say positively.

Mr. GARRETT. Do you remember positively that the Mindoro Development Co. was not connected with it in any way?

Mr. SLEEPER. I would have noticed it, and I do not recall it at the present time that it was. I do not think so, although I have seen checks of the Mindoro Development Co.

Mr. GARRETT. In connection with this transaction?

Mr. SLEEPER. No, sir; other transactions.

Mr. GARRETT. What other transactions have you seen checks of theirs—land transactions?

Mr. SLEEPER. No; just the purchase of supplies and stuff in Manila. I would see their names there.

Mr. GARRETT. Purchasing supplies for this work?

Mr. SLEEPER. I presume it was for this, because that is the only thing I know of that they ever had any interest in.

Mr. GARRETT. Were they checks on banks in Manila?

Mr. SLEEPER. The local banks; yes, sir.

Mr. GARRETT. Your best recollection is this payment was by check on a local bank?

Mr. SLEEPER. I think it was a check on the Hong Kong and Shanghai Bank, and signed by Mr. Poole. I did not pay much attention to the check. I was pleased to get the payment on that estate.

Mr. GARRETT. You of course had satisfied yourself that the check was good before you accepted it, that the money was there to pay it?

Mr. SLEEPER. I turned it right over to the Treasury Department, as usual, to deposit with the account of the day. It might have been an accepted check, a certified check. We usually required such payments to be made by certified check.

Mr. GARRETT. Have you any record here that will show positively by whom that check was drawn?

Mr. SLEEPER. I have not.

Mr. GARRETT. These checks you speak of, signed by the Mindoro Development Co., that you saw, were whose? Was it just that signature, Mindoro Development Co.?

Mr. SLEEPER. I do not remember. I remember seeing a check of the Mindoro Development Co., either in the bank or in the store or somewhere, and I had never seen any before, and it excited my curiosity.

Mr. GARRETT. Did you notice the handwriting?

Mr. SLEEPER. No.

Mr. GARRETT. With any degree of care?

Mr. SLEEPER. No; I did not.

Mr. GARRETT. Do you remember whether it showed it was signed by the Mindoro Development Co. by someone, or how was it?

Mr. SLEEPER. It was signed by someone, but I do not know whom.

Mr. GARRETT. By Poole?

Mr. SLEEPER. No, sir; it was not signed by Poole. It might have been signed by Prentiss or some other of their employees. They have an office in Manila.

Mr. GARRETT. I mean the signature would be, "Mindoro Development Co., by Prentiss." Is that what you mean?

Mr. SLEEPER. Yes.

Mr. GARRETT. I believe that is all.

Mr. DOUGLAS. Just one question in connection with what was stated:

I understood you the reason that you now give—at least the explanation, whether it is the reason or not I do not know or care—



why Mr. Poole has not nominated anyone to receive the total of the 4,000 hectares left of the 4,200 after the 200 were taken out is because the survey was not completed until just after you left Manila?

Mr. SLEEPER. Yes, sir; that is true. The surveyors were down there and got back, I think, the very day we left, with the description of those two parcels of land.

Mr. DOUGLAS. One description of 200 hectares and the other of 4,000 hectares?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. When did Poole first tell you he was agent for the Mindoro Development Co.?

Mr. SLEEPER. I do not think he ever told me.

Mr. DOUGLAS. I just have one other question to ask.

Mr. MADISON. Pardon me.

Mr. DOUGLAS. Do you know whether or not the firm of Bruce & Lawrence, or Mr. Bruce, had given to Poole any information as to the power of the provincial government to make a conveyance of this land? I understood you to say he wanted the opinion of his attorneys, Bruce & Lawrence, or Mr. Bruce. Do you know whether, as a matter of fact, he got such opinion from Mr. Bruce?

Mr. SLEEPER. I do not. I know that in talking the matter over with Bruce at one time Mr. Bruce seemed to think the opinion that my law clerk had given was the right construction of the law. He told me that once—that there was no question about it.

Mr. DOUGLAS. He was the attorney of that firm, or that firm was attorney for Mr. Poole?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. When did Poole first mention the Mindoro Development Co. to you?

Mr. SLEEPER. It was when we were making out that second lot of sale certificates.

Mr. MADISON. The second lot?

Mr. SLEEPER. Yes, sir. The first were to him, and then he said he wanted to divide it and have it made to himself or to his nominee. I think it was in December some time.

Mr. MADISON. The first sale certificate was to him personally?

Mr. SLEEPER. As I remember, it was to him personally for the entire estate, in one certificate.

Mr. MADISON. And did not contain this provision to Poole or to his nominee?

Mr. SLEEPER. Without referring to it, I could not say.

Mr. RUCKER. Is that the one dated November 26, 1909?

Mr. SLEEPER. Yes, sir.

Mr. RUCKER. That says "nominee."

Mr. MADISON. I was asking for information.

Mr. DOUGLAS. The first one says "Poole, vendee, or his nominee."

Mr. MADISON. Did you make any inquiry as to who his proposed nominees were?

Mr. SLEEPER. No, sir.

Mr. MADISON. You did not ask anything at all about that?

Mr. SLEEPER. No, sir.

Mr. MADISON. Did you make any inquiry as to whether it was likely to be a corporation?

Mr. SLEEPER. I told him he could not transfer it to a corporation, and we could not give a deed to a corporation.

Mr. MADISON. When did you tell him he could not transfer to a corporation?

Mr. SLEEPER. I told him a corporation could not buy it the very first day he was in my office.

Mr. MADISON. He came to you later and asked to have one sale certificate canceled and another sale certificate issued?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. And you told him at that time that he could not make a transfer to this Mindoro Development Co.?

Mr. SLEEPER. Then he told me the Mindoro Development Co. was going to mill his sugar.

Mr. MADISON. He also told you at that time, did he not, that he wanted that tract divided, so that he might transfer a portion of it to the Mindoro Development Co., a corporation?

Mr. SLEEPER. Not that way.

Mr. MADISON. At the time of the making of the second certificate?

Mr. SLEEPER. No; he told me that they would have to have a survey made of the mill site, and that the mill site and the railroad site would be transferred to the Mindoro Development Co.

Mr. MADISON. But that would not be in violation of law, because the amount that he proposed to convey was less than 1,024 hectares, was it not?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. I understood you, and I am asking now to see whether or not I am correct in my understanding that he said to you at the time he had one of these new certificates issued, that he wanted the land divided into two tracts, and that he was going to convey one of those tracts, 4,200 hectares, to the Mindoro Development Co. Did he not tell you that?

Mr. SLEEPER. No; he did not tell me that. He said they were to get their mill site and whatever it was, and the 4,200 hectares were to be divided. He did not say between whom, except the mill site was to go to the Mindoro Development Co.

Mr. PARSONS. Was the mill site to be a part of that 4,200 hectares?

Mr. SLEEPER. A part of that 4,200. He knew then where it was going, approximately, but his engineers had not been over it.

Mr. MADISON. Then I probably misunderstood you, because I thought you said the 4,200 hectares were to go to the Mindoro Development Co.

Mr. SLEEPER. Oh, no.

Mr. MADISON. Did it go to the Mindoro Development Co.?

Mr. SLEEPER. No, sir.

Mr. MADISON. Has any part of this estate gone to the Mindoro Development Co. except the part necessary for the building of their mill?

Mr. SLEEPER. No, sir.

Mr. MADISON. Two hundred hectares?

Mr. SLEEPER. No, sir.

Mr. MADISON. The mill and the railroad?

Mr. SLEEPER. No, sir.

Mr. MADISON. How long has it been the policy of the Philippine Government to convey more than 16 hectares of the friar lands to individuals upon request?

The CHAIRMAN. You mean the policy or the practice?

Mr. MADISON. The practice.

Mr. SLEEPER. Ever since the passage of the amendment to the original friar lands act.

Mr. MADISON. When was that?

Mr. SLEEPER. It was in June, 1908.

Mr. MADISON. Prior to that time had or had not the construction of that act by the authorities of the Philippine Government been that no part of the friar lands could be sold to an individual in excess of 16 hectares?

Mr. SLEEPER. Yes, sir; that has been the law. That had been our construction of the law.

Mr. MADISON. Where did you get that from—from the organic act?

Mr. SLEEPER. From the friar lands act itself.

Mr. MADISON. From the organic act passed by Congress?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. When you speak of the friar lands act, do you mean the act passed by Congress? You have spoken of an amendment, but we have not amended it.

Mr. MADISON. The Philippine Legislature amended it.

The CHAIRMAN. Did they amend the Philippine legislative act or the act of Congress?

Mr. SLEEPER. They amended the original act of the Philippine Legislature.

Mr. JONES. They amended what they call their own friar lands act.

The CHAIRMAN. Did that act prohibit the sale of more than 16 hectares of land to an individual?

Mr. SLEEPER. Yes, sir; to any individual, except where they were the bona fide occupants or settlers.

Mr. MADISON. Now I understand you, I think. You never obtained your limitation of 16 hectares to a person from the organic act of the Philippines passed by the Congress of the United States?

Mr. SLEEPER. No, sir.

Mr. MADISON. The authorities of the Philippine Islands, the Philippine Government, has always construed the organic acts of the Philippines passed by the United States Congress as placing no limitations upon the amount of land—that is, the friars' land that might be sold to an individual?

Mr. SLEEPER. That is correct.

Mr. MADISON. Your limitation was obtained solely from the Philippine act?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. Which was amended in 1908?

Mr. SLEEPER. Yes, sir; on the 3d day of June.

Mr. MADISON. And which took off the limitation?

Mr. SLEEPER. That was the purpose of the act. I drafted it myself and forwarded it to the Secretary of the Interior, with the statement at that time we would have so much of these vacant lands on our hands that we could not expect to pay the interest on the bonds or

even pay the administration charges against these lands unless we did something to dispose of them.

MR. MADISON. Was there ever any contention there in the Philippines among lawyers or among purchasers or prospective purchasers with regard to the construction of the organic act of the Philippines passed by Congress—that is, upon this question of limitation of 16 hectares to 1 person?

MR. SLEEPER. Not to my knowledge.

MR. MADISON. Do you know anything about any contention there?

MR. SLEEPER. I never heard of it.

MR. MADISON. It has been universally acquiesced in, according to your understanding, that that limitation upon public lands did not apply to the friar lands?

MR. SLEEPER. Yes, sir; that is my understanding, and I have had my law clerk go over that thing and give me advice on the subject.

MR. PARSONS. When was the first sale of occupied friar lands that was made to one person that amounted to more than 16 hectares?

MR. SLEEPER. In 1908, I think, or perhaps in 1907.

MR. PARSONS. Prior to the passage of the amendment of the Philippine friar lands act?

MR. SLEEPER. Yes, sir.

MR. PARSONS. I wish you would explain to me again just what the different certificates were. You said there were five.

MR. SLEEPER. As I recollect, there were five. The first certificate included the whole estate. Then Mr. Poole decided he wanted to divide that up, and he made a second certificate or two certificates.

MR. PARSONS. Certificates 2 and 3?

MR. SLEEPER. Certificates 2 and 3.

MR. PARSONS. Then what happened?

MR. SLEEPER. I will have to get those certificates to give the exact information as to the difference between Nos. 2 and 3 and Nos. 4 and 5, but there is some difference in area, I think, of the land.

MR. PARSONS. Did Nos. 4 and 5 cover in toto the same area as Nos. 2 and 3?

MR. SLEEPER. Yes, sir; exactly the same.

MR. PARSONS. And as No. 1?

MR. SLEEPER. Yes, sir. The only difference, as I remember it, was on account of the areas and the surveys. I have those certificates or copies of all of them here, and you can have them.

MR. PARSONS. Can you put them in the record?

MR. SLEEPER. Yes, sir.

THE CHAIRMAN. Have you them with you now, here in this room?

MR. SLEEPER. I have not them with me, but I have them in Washington, or will have to-morrow or next day.

MR. RUCKER. I was confused, possibly, like Mr. Madison was, about the conversation which you had with Mr. Poole with reference to the 4,200 hectares and as to his wanting it divided. One was divided into two and three, and one was for 200 hectares. Is that the fact?

MR. SLEEPER. Yes.

MR. RUCKER. He stated to you, as I understood you to state in your answer made at the instance of either Mr. Douglas or the chairman, that he wanted that division made because he was to convey that 4,200 hectares to the Mindoro Development Co.

Mr. SLEEPER. He did not say that. He wanted to have the mill site within the 4,200 hectares. He had settled it in his own mind that a certain place was where the mill ought to be placed, and I understood he wanted to convey a mill site within that area to the Mindoro Development Co.

Mr. RUCKER. But you stated that you told him that you could not do that because it was more than the 2,500 acres——

Mr. SLEEPER (interrupting). I said I——

Mr. RUCKER (interposing). That would go to a corporation.

Mr. SLEEPER. I said we could not convey to a corporation over 1,024 hectares.

Mr. RUCKER. He wanted the 4,200 hectares for the purpose of giving to the Mindoro Development Co., which called forth your answer that it could not be done because it was more than could go to a corporation? Is not that true?

Mr. SLEEPER. No; I think not, because we knew well that we could not execute any such instrument.

Mr. RUCKER. Then it is true that he was of opinion that he could convey that to the Mindoro Development Co.?

Mr. SLEEPER. Four thousand two hundred hectares?

Mr. RUCKER. Yes, sir.

Mr. SLEEPER. No, sir; he knew very well after his first visit to my office that no corporation could hold more than 1,024 hectares.

Mr. DAVIS. You do not mean no corporation could hold, under your construction, more than 2,500 acres of friar land, do you?

Mr. SLEEPER. Yes, sir.

Mr. DAVIS. You do not mean to make that statement?

Mr. SLEEPER. Yes, sir.

Mr. DAVIS. I thought your contention was——

Mr. SLEEPER (interrupting). Agricultural corporations.

Mr. DAVIS. You said "no corporations."

Mr. SLEEPER. Oh, no.

Mr. DAVIS. You correct it now; that you meant to say "no agricultural corporation"?

Mr. SLEEPER. Yes, sir.

Mr. RUCKER. What I was trying to get at is what brought forth the answer from you that you could not make the conveyance to the corporation for the amount exceeding 2,500 acres?

Mr. SLEEPER. That is what Mr. Poole stated he wanted the estate divided up for, and before he had explained what he wanted to do with this 4,200 hectares—then before he had explained he wanted it so that within that area he could get this mill site and railroad entrance to the estate from the outside I told him we could not do it in excess of the limitation prescribed by law. He knew that all the time and was very familiar with the law, because I had always told him from the very beginning, and he knew it very well.

Mr. MADISON. Why did you do that? What was it that suggested itself to you that caused you to say to him, "There can not be more than 1,024 hectares go to a corporation"?

Mr. SLEEPER. Originally?

Mr. MADISON. Yes.

Mr. SLEEPER. He said he represented Welch & Co. I did not know whether they were a corporation or not.

Mr. MADISON. That was the only reason?

Mr. SLEEPER. That was the only reason in my mind; yes, sir.

Mr. MADISON. Did you not, as a matter of fact, understand he was there representing the American Sugar Refining Co.?

Mr. SLEEPER. No, sir; and I do not think so yet.

Mr. MADISON. Did you not, as a matter of fact, have that in your mind at the time?

Mr. SLEEPER. Never, never. For example, Mr. Poole told me—or somebody told me, I think my assistant told me—that they did not raise sugar.

Mr. MADISON. Did not what?

Mr. SLEEPER. Did not raise sugar; that they refined sugar.

Mr. MADISON. Yes; I understand; but did you not understand, as a matter of fact, that Mr. Poole was so associated with the American Sugar Refining Co. and some of its subsidiary corporations that you thought it was very likely that he was buying for a corporation?

Mr. SLEEPER. No, sir.

Mr. MADISON. Your only reason for making this suggestion, then, that a corporation could not own more than 2,500 acres, was the fact that he mentioned Welch & Co.?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. Why did you not ask him who Welch & Co. were?

Mr. SLEEPER. I did.

Mr. MADISON. What did he tell you?

Mr. SLEEPER. He said they were a concern that had an interest in sugar plantations in Cuba.

Mr. MADISON. He did?

Mr. SLEEPER. Yes.

Mr. MADISON. Did he say anything about being in communication with the American Sugar Refining Co. or any subsidiary corporation?

Mr. SLEEPER. Not a word.

Mr. MADISON. You had no reason to suspect anything of that kind?

Mr. SLEEPER. No, sir. I do not suspect it yet to-day.

Mr. MADISON. After they told you who Welch & Co. were, you then understood they were not a corporation, did you?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. Then there was not any occasion for telling him that they could not have more than 1,024 hectares as a corporation, was there?

Mr. SLEEPER. Mr. Poole came to me on that proposition—that he could not buy that estate because I could not sell to an individual more than 16 hectares or to a corporation more than 1,024 hectares. I told him I thought we could; that we could sell to an individual the entire estate.

Mr. MADISON. Did he intimate he wanted to buy for a corporation or that he was representing a corporation or that his nominee might be a corporation?

Mr. SLEEPER. That would not do any good, would it?

Mr. MADISON. I am asking you a question. I am not entering into a discussion with you; I am trying to get at the facts.

Mr. SLEEPER. I did not catch the question.

Mr. MADISON. Read the question.

The STENOGRAPHER (reading). Did he intimate he wanted to buy for a corporation or that he was representing a corporation, or that his nominee might be a corporation?

Mr. SLEEPER. He said he wanted to buy it himself.

Mr. MADISON. Alone, individually?

Mr. SLEEPER. No, sir; with Welch & Co.'s assistance. He told me Welch & Co. were associated with him. I understood he was himself interested financially in the transaction, from his conversation.

Mr. MADISON. Your first statement was Welch & Co. were backing him?

Mr. SLEEPER. Yes.

Mr. MADISON. What was the language that he used—that Welch & Co. were backing him or that Welch & Co. were associated with him?

Mr. SLEEPER. I do not remember the exact language he used. I would not attempt to say what it was.

Mr. MADISON. That is all.

Mr. GARRETT. Capt. Sleeper, was any effort made to ascertain who the "company" was of Welch & Co.?

Mr. SLEEPER. By me?

Mr. GARRETT. Yes, sir.

Mr. SLEEPER. No, sir.

Mr. GARRETT. Or anybody else?

Mr. SLEEPER. No, sir.

Mr. GARRETT. Since Representative Martin made this speech and began this agitation on the floor of the House there has been a great deal of feeling about this matter among the officials there in Manila, has there not, particularly those directly interested?

Mr. SLEEPER. Of course they have been attacked, and there is considerable feeling.

Mr. GARRETT. Have they made any effort to find out from this man Poole who the parties in interest are that owned that land, do you know?

Mr. SLEEPER. No, sir; I do not think they have.

Mr. GARRETT. You have not personally made any effort at all to find that out?

Mr. SLEEPER. No, sir; except I asked Poole once if he represented the American Sugar Trust, and he said he did not.

Mr. GARRETT. When was that?

Mr. SLEEPER. I should say perhaps 60 days ago.

Mr. GARRETT. You did not ask him if he had any objection to stating just whom he did represent?

Mr. SLEEPER. No.

Mr. GARRETT. Just who the parties were?

Mr. SLEEPER. No.

Mr. GARRETT. Why did you not do that, Mr. Sleeper, with all this feeling there is over there?

Mr. SLEEPER. I was not sufficiently interested in it. I considered I had done my duty and sold this estate to an individual, and I think so yet.

Mr. GARRETT. Suppose it should turn out it was a subterfuge in fact?

Mr. SLEEPER. Well?

Mr. GARRETT. Would you feel you had done your full duty by not inquiring closely into that matter?

Mr. SLEEPER. Yes; I would, just like the collector of customs did his duty when he did not find out they were stealing for some years. When he found it out action was taken. I think in this case action would be similarly taken. If they have defrauded the Government or done things they ought not to do, it is up to the law officers to get after them.

Mr. GARRETT. Is it not a fact the officials were so anxious to sell this property that they really did not want to inquire into that very closely for fear they might find out it was a subterfuge?

Mr. SLEEPER. No, sir; I do not think they were anxious to evade the law. I am sure I was not.

Mr. GARRETT. I am not meaning to charge you were. I do not want you to understand my question as indicating that I think so. But you were exceedingly anxious to sell that land?

Mr. SLEEPER. Exceedingly anxious; yes, sir.

Mr. GARRETT. That is all.

Mr. JONES. I would like to ask one or two questions, Mr. Chairman.

I understand you to say that a conveyance had been made to the Mindoro Development Co. for only 200 hectares?

Mr. SLEEPER. Yes, sir.

Mr. JONES. Still, certificate No. 1, which is published in this report, states "that the vendor will convey to the vendee or his nominees, by proper instrument of conveyance, 200 hectares, to be designated by the vendee in a single tract within the limits of the said hacienda."

Mr. SLEEPER. Yes, sir.

Mr. JONES. That is, upon the payment of ₱42,875?

Mr. SLEEPER. Yes, sir.

Mr. JONES. This certificate also provides that upon the payment of the residue of the purchase money for the whole tract a conveyance shall be made to the vendee or his nominees?

Mr. PARSONS. What certificate are you referring to?

Mr. JONES. No. 1.

Mr. PARSONS. As a matter of fact, has any conveyance been made to anybody of any part of that land, except the Mindoro Development Co.?

Mr. SLEEPER. No, sir; not yet.

Mr. JONES. None has been made to anybody?

Mr. SLEEPER. Except the Mindoro Development Co., for 200 hectares.

Mr. JONES. Has the purchase money been paid for the whole tract?

Mr. SLEEPER. For the 4,200 hectares; yes, sir.

Mr. JONES. For the whole tract?

Mr. SLEEPER. No; the 4,200 hectares have been paid for in cash, and one payment has been made on the residue of the estate.

Mr. JONES. This is the language of the agreement:

And upon completion of the payment of the purchase price as hereinbefore stated, together with all accrued interest, said vendor will convey the remainder of said land by proper instrument of conveyance to said vendee or his nominees.

That is the whole transaction—that is the whole land for which ₱734,000 were to be paid. That payment has not yet been completed, you say?

Mr. SLEEPER. No, sir.



Mr. JONES. The vendees have no right to ask for a conveyance of any but the 200 hectares of land until the whole payment is completed, according to that contract, have they?

Mr. SLEEPER. That is not the contract that is now in vogue.

Mr. JONES. That is the only one that is given, so far as I have seen, in this report, and that is the one I am questioning you about.

Mr. SLEEPER. There are other contracts that have superseded that contract.

Mr. JONES. Other contracts that have superseded that one?

Mr. SLEEPER. Yes.

Mr. JONES. I understand that, but under these contracts and under the first one you have conveyed to the nominees of the vendee 200 hectares of land.

Mr. SLEEPER. No, sir; not under that contract. That contract was canceled.

Mr. JONES. I know; but under a similar provision, at any rate. This contract provides that upon the payment of ₱42,875 the vendor shall convey to the vendee or his nominees 200 hectares of land?

Mr. SLEEPER. Yes, sir.

Mr. JONES. I understand that these 200 hectares have been conveyed.

Mr. SLEEPER. Yes, sir.

Mr. JONES. If it is not under this agreement, it must be under an agreement which has a similar provision?

Mr. SLEEPER. Yes, sir.

Mr. JONES. That has been conveyed?

Mr. SLEEPER. Yes, sir.

Mr. JONES. You have not conveyed any other land to the Mindoro Development Co.?

Mr. SLEEPER. None whatever.

Mr. JONES. Nor have you conveyed any other lands to the vendee, Mr. Poole?

Mr. SLEEPER. No, sir.

Mr. JONES. So all the land you have conveyed under this contract or under any contract substituted for this contract has been conveyed to the Mindoro Development Co.?

Mr. SLEEPER. Exactly.

Mr. JONES. And there is in this contract a similar provision which provides that upon the completion of the payments the residue of the land—that is, in excess of the 200 hectares—shall be conveyed to the vendee or his nominees?

Mr. SLEEPER. Yes.

Mr. JONES. That being true, has not the vendee a right, under the contract, to require that the residue of the lands shall be conveyed by you to the Mindoro Development Co.?

Mr. SLEEPER. I think not. I should have to go to the Attorney General before I would issue any such deed.

Mr. JONES. But you have signed a contract by which you agree that when a certain amount of money is paid, 200 hectares shall be conveyed to the vendee or his nominees. That money has been paid, and the vendee has directed that that land be conveyed to his nominees, not to him, and that has been done?

Mr. SLEEPER. Yes.

Mr. JONES. That was 200 hectares?

Mr. SLEEPER. Yes.

Mr. JONES. You have not conveyed any more to him or to anybody else, although there is precisely the same provision as to the residue of the land that there was as to these two hectares, in respect to who it shall be conveyed to, the vendee or his nominee?

Mr. SLEEPER. I am not a lawyer, but I would presume it meant a legal entity in the Philippine Islands who is entitled to hold the land.

Mr. JONES. Then your idea is, I suppose, that you would convey, if the vendee so required, the difference between the 200 hectares and the 1,024 hectares to the Mindoro Development Co., and you would stop there and ask him who he would nominate as the person to whom the rest of it must be conveyed? Is that your understanding?

Mr. SLEEPER. If that is the limit of land that they could hold under their charter, yes.

Mr. JONES. So your understanding of this contract is that notwithstanding you have solemnly agreed to convey this land to the vendee or his nominee, you would not, even if requested to do so, convey to the Mindoro Development Co. more than 1,024 hectares. Is that your understanding?

Mr. SLEEPER. That is my understanding of the law, that they can hold only 2,500 acres.

Mr. JONES. That is your understanding of the law, and that is what you would do if the vendee came to you under those circumstances?

Mr. SLEEPER. Yes, sir.

Mr. JONES. It is understood, is it not, that the Mindoro Development Co. is engaged in agriculture?

Mr. SLEEPER. I do not know. I do not think they are.

Mr. JONES. Why would you—

Mr. SLEEPER (interrupting). The law prohibits any corporation—

Mr. JONES (interposing). Why then, would you say you would not convey this land to them?

Mr. SLEEPER. The law prohibits any corporation from holding more real estate than 2,500 acres.

Mr. JONES. Does the law prohibit any corporation from holding more than 1,024 hectares of friar land?

Mr. SLEEPER. Except in the amount necessary for their business, I believe.

Mr. JONES. To what law are you referring?

Mr. SLEEPER. The act of Congress.

Mr. JONES. The act of Congress does not distinguish between public lands and friar lands, I think.

Mr. SLEEPER. I think it is section 75 of the Philippines bill.

Mr. JONES. I understand that it is held by you executive officers of the Philippines that the 15th section of the organic act, which limits the holdings of corporations to 1,024 hectares, does not apply to friar lands. I understand you hold that; do you?

Mr. SLEEPER. That is true; if there were not another section of the law which prohibits a corporation from holding over 1,024 hectares, an agricultural or mining corporation.

Mr. JONES. Yes; an agricultural or mining corporation.

Mr. SLEEPER. Or any other corporation, in excess of the amount required for its business. There is some provision of law to that effect.

Mr. JONES. Let us see what that is.

The CHAIRMAN. It is printed in the former hearing.

Mr. JONES. Mr. Sleeper, this is what section 75 says:

That no corporation shall be authorized to conduct the business of buying and selling real estate, or be permitted to hold or own real estate except such as may be reasonably necessary to enable it to carry out the purposes for which it is created, and every corporation authorized to engage in agriculture shall by its charter be restricted to the ownership and control of not to exceed one thousand and twenty-four hectares (2,500 acres) of land.

I understand that you hold that that section applies to all friar lands and public lands?

Mr. SLEEPER. Yes.

Mr. JONES. I do not think there is any question about that.

Mr. SLEEPER. No, sir.

Mr. JONES. But you also hold that the friar lands which were purchased under the sixty-third, sixty-fourth, and sixty-fifth sections of the organic law are not subject to the limitations which are found in section 15? I understand that to be the contention of the Government officials of the Philippine Islands?

Mr. SLEEPER. Yes, sir.

Mr. JONES. If that be so, and the Mindoro Development Co. is not engaged in agricultural pursuits, why should you not sell that company more than 1,024 hectares of the friar lands?

Mr. SLEEPER. That provision of law that you quote there would prohibit it.

Mr. JONES. Why? Why would it prohibit it?

Mr. SLEEPER. Unless they need it for railroad or something like that.

Mr. JONES. Unless they needed it for some purpose of the company?

Mr. SLEEPER. Yes, sir.

Mr. JONES. Have you ascertained that that company would not need any more than that amount for some purpose of the company?

Mr. SLEEPER. The question has not come up to me yet.

Mr. JONES. Why did you say you would not convey any more than 1,024 hectares if the question has not arisen and you do not know how much they would need?

Mr. SLEEPER. It would be up to them to prove it to me, that they needed that land for their business.

Mr. JONES. You now state in answer to my question that unless they put up proof to you that they needed it you would not do it? You said emphatically you would not convey to them any more than 1,024 hectares.

Mr. SLEEPER. I would not convey it until they put it up to me. I would refuse to do it.

Mr. JONES. You now modify your answer by saying you would not convey to them unless they showed you they needed it for the purposes of their business? But if they needed it for the purposes of their business, you would convey them the whole of that land that was contracted for by Poole?

Mr. SLEEPER. Unless their business was agriculture or mining.

Mr. JONES. So, as at present advised, you do not know whether you would convey the residue of this land to the Mindoro Development Co. or not, because they have not yet furnished you with proof that they need that much land?

Mr. SLEEPER. They have not asked for it. They have not given us the descriptions of the land or asked for it.

Mr. JONES. Then, as a matter of fact, you do not know whether you would have to convey the rest of that land to them or not?

Mr. SLEEPER. No, sir. It would be a question for the legal authorities, I presume. If I had any doubt on it, I would submit it to the Attorney General.

Mr. JONES. You say you told Mr. Poole that no corporation could hold over 1,024 hectares, did you not?

Mr. SLEEPER. Yes, sir.

Mr. JONES. Then you did not exactly mean that?

Mr. SLEEPER. Any corporation engaged in agriculture. He is an agriculturist.

Mr. JONES. What you meant was that no corporation engaged in agriculture could hold more than that?

Mr. SLEEPER. Yes.

Mr. JONES. Why did you tell him that if the corporation he was interested in was not engaged in agriculture?

Mr. SLEEPER. Which corporation?

Mr. JONES. The Mindoro Development Co.

Mr. SLEEPER. I did not know he was engaged in any corporation at that time when I told him that. I meant simply a corporation could not buy, but an individual could.

Mr. JONES. Then he never said anything to you about the Mindoro Development Co. at that time?

Mr. SLEEPER. No, sir; I did not know that until long after that.

Mr. JONES. When did you first learn about the Mindoro Development Co.?

Mr. SLEEPER. That is when the second sale certificates were prepared and the first ones were canceled. I think along between the 6th and 10th of December, as nearly as I can remember now.

Mr. JONES. I desire now to ask something about the form of this contract of sale. Is that the common form—"to the vendee or nominees?"

Mr. SLEEPER. No, sir; that was put there at his request.

Mr. JONES. Did you ever have another contract of sale that contained that term?

Mr. SLEEPER. No, sir; I never did.

Mr. JONES. It is sometimes the practice in this country to say "to the vendee or his assignees?"

Mr. SLEEPER. Yes, sir.

Mr. JONES. This is a very unusual expression—"nominees?"

Mr. SLEEPER. I think that was requested by Mr. Bruce, the attorney for Mr. Poole.

Mr. JONES. Were you not struck by the fact that that was rather an unusual request?

Mr. SLEEPER. No. The matter was submitted to my law clerk after they had drawn up the papers, and he seemed to consider it all right.

Mr. JONES. You did not submit that specific question to him about the term "nominees," did you?

Mr. SLEEPER. No. The entire contract was submitted to my attorney, who was Mr. Knight at that time. I think he made one or two changes, probably, in the wording of it.

Mr. JONES. You said in reply to a question of Mr. Garrett that the gentleman who accompanied Mr. Poole—what was his name?

Mr. SLEEPER. Mr. Prentiss.

Mr. JONES. You understood him to be a sort of bookkeeper or cashier?

Mr. SLEEPER. Yes.

Mr. JONES. How did you come to the conclusion that he was a bookkeeper or cashier?

Mr. SLEEPER. I think Mr. Poole mentioned that he took care of the finances or the books or something at one time to me.

Mr. JONES. That he had charge of the funds?

Mr. SLEEPER. I do not know whether he had charge of the funds or not, but was in the office.

Mr. JONES. If he was cashier he would have charge of the funds, would he not?

Mr. SLEEPER. Naturally he would make the payments, and so forth, and make out the accounts.

Mr. JONES. You understood he was the man, then, who had charge of the funds and would make the payments?

Mr. SLEEPER. I do not know whether Poole trusted him with his money accounts or not. I do not know about that. I do not know what he did about that.

Mr. JONES. I only asked because you spoke of him as cashier or bookkeeper.

Mr. SLEEPER. That is what I understood he was; that he took care of the accounts and paid the bills, and so forth.

Mr. JONES. Paid the bills?

Mr. SLEEPER. Yes. Whether he had control of the money or whether Mr. Poole, I do not know.

Mr. JONES. Do you know whether it was Mr. Poole's money or the Mindoro Development Co.'s money that he had charge of and whose bills he paid?

Mr. SLEEPER. I do not.

Mr. JONES. You do not know which?

Mr. SLEEPER. No, sir.

Mr. JONES. Then may it not have been true that Mr. Poole was agent of this company to do the buying, make the bargains, and so forth, and then this gentleman, Prentiss, was the man who had charge of the funds and made the payments?

Mr. SLEEPER. That may be; yes, sir.

Mr. JONES. That may have been so?

Mr. SLEEPER. Yes, sir.

Mr. JONES. That is all.

Mr. RUCKER. I desire to ask just one question, please.

Referring again to the purchase by the Mindoro Development Co. of the 200 hectares, that, you say, was accomplished and the deed was made just before you left Manila?

Mr. SLEEPER. Yes, sir.

Mr. RUCKER. That was a part of the 4,200 hectares about which or concerning which the conversation which you have given to Mr. Madison and myself was had, where the matter of the 2,500-acre limitation was mentioned?

Mr. SLEEPER. Yes, sir.

Mr. RUCKER. The 200 hectares were a part of the 4,200 hectares?

Mr. SLEEPER. Yes, sir.

Mr. RUCKER. It is a fact, is it not, that the whole of the 4,200 hectares has been paid for?

Mr. SLEEPER. Yes, sir; that is all paid for.

Mr. RUCKER. The 200 hectares of that 4,200 hectares were deeded to the Mindoro Development Co., but no deed made to anybody else for the balance?

Mr. SLEEPER. That is correct.

Mr. RUCKER. There are 4,000 hectares that are not now deeded?

Mr. SLEEPER. Yes, sir.

Mr. DAVIS. Where did you say this railroad started from and where did it go?

Mr. SLEEPER. It starts from a bay south of the Mindoro estate and runs up into the estate.

Mr. DAVIS. Into the estate?

Mr. SLEEPER. Yes, sir.

Mr. DAVIS. How many miles?

Mr. SLEEPER. They say 12 miles. I have never been there.

Mr. DAVIS. Are there any branches or side roads?

Mr. SLEEPER. I do not know that.

Mr. DAVIS. About how much, if any, of it is completed, with the track laid?

Mr. SLEEPER. I think he told me 11 miles of it was completed and that they ran trains over it.

Mr. DAVIS. It runs through a portion of these 4,200 hectares?

Mr. SLEEPER. Yes, sir; it runs into that portion. That is where its terminus is, as I understand it.

Mr. DAVIS. When you deeded these 200 hectares to the Mindoro Development Co., he told you or you understood him to say that this was for the purpose of establishing a sugar factory or plant of some kind, and the construction of a railroad?

Mr. SLEEPER. Yes, sir.

Mr. DAVIS. Are those 200 hectares scattered all along the line of this railway or not?

Mr. SLEEPER. Yes, sir.

Mr. DAVIS. Or are they in a compact body?

Mr. SLEEPER. They include the portion on which they are to erect their mill, and the line of railroad to the borders of the estate. I have the plan of it here with me.

Mr. DAVIS. It is a narrow strip?

Mr. SLEEPER. Yes, sir.

Mr. DAVIS. Will you bring that plan to the next meeting of the committee?

Mr. SLEEPER. I will bring it as soon as it arrives in Washington. It is on the way here, or may be here now.

Mr. DAVIS. Do you remember how many hectares or acres are included in that deed to the Mindoro Development Co., as designated or intended for the establishment of the plant?

Mr. SLEEPER. Separate from the railway?

Mr. DAVIS. Yes.

Mr. SLEEPER. No, but I think the plan will show that approximately.

Mr. DAVIS. About how many acres, to the best of your recollection?

Mr. SLEEPER. I think the railway is a narrow strip and at the end

of it is this tract of land. I should suppose perhaps 100 hectares or more are included in the mill site.

Mr. DAVIS. One hundred hectares included in the mill site?

Mr. SLEEPER. Probably more than that, 120 to 130, and the balance is along the railway line.

Mr. DAVIS. You are quite positive that within these 200 hectares is the line of the railway, the whole of it, as soon as it enters upon the estate proper, or this 4,200 hectares?

Mr. SLEEPER. Yes, sir.

Mr. DAVIS. And the balance of it, perhaps the greater or major portion of it, is the place where the mill is to be located?

Mr. SLEEPER. That is my understanding from the plans and from what I have talked with the surveyors that went down there.

Mr. DAVIS. It is a pretty large tract for the purpose of locating a mill, is it not, 100 hectares?

Mr. SLEEPER. I do not know. It may include a site for a reservoir for water. I presume it does. It is up near the river.

Mr. DAVIS. One hundred hectares would be how many acres?

Mr. SLEEPER. Two hundred and fifty acres. It is 500 acres all together.

Mr. DAVIS. I think that is all, Mr. Chairman.

Mr. HAMILTON. Mr. Chairman, I want to make a suggestion, that it is about time to take an adjournment; and the idea that is in my mind is that it might be proper for the chairman of this committee to appear upon the floor of the House before the House adjourns and ask that this committee be permitted to sit during sessions of the House, so there may be in the Record a reason for the absence of our members on roll call. With that understanding, I move we do now adjourn until 10 o'clock to-morrow morning.

Mr. PARSONS. Just permit me one question, Mr. Chairman, before we adjourn.

The CHAIRMAN. Go ahead.

Mr. PARSONS. Where, near or on the estate, do the laborers live?

Mr. SLEEPER. I do not know; I have never been there.

(The motion to adjourn was carried, and the committee thereupon, at 4.45 o'clock p. m., adjourned until to-morrow, Wednesday, December 14, 1910, at 10 o'clock a. m.)





HOUSE OF REPRESENTATIVES,  
COMMITTEE ON INSULAR AFFAIRS,  
*Wednesday, December 14, 1910.*

The committee met at 10 o'clock a. m., Hon. Marlin E. Olmsted, chairman, presiding.

The following members of the committee were present: Messrs. Olmsted (chairman), Hamilton, Hubbard of Iowa, Graham of Pennsylvania, Parsons, Madison, Douglas, Jones, Garrett, Denver, Fornes, and Rucker of Colorado.

**TESTIMONY OF CHARLES H. SLEEPER—Continued.**

The CHAIRMAN. Capt. Sleeper, have you the sale certificates now with you?

Mr. SLEEPER. Yes, sir; and I find that only three were actually issued, although I had agreed to issue two more. They were never issued because the deed was issued in the place of one of those, and they agreed to wait for the deed to the other one.

The CHAIRMAN. If you have copies of them, please produce them.

Mr. SLEEPER. This is sale certificate No. 1, issued to Mr. E. L. Poole, for the entire San Jose estate.

The CHAIRMAN. The stenographer will insert that in the record at this point.

(Said sale certificate is in the words and figures following:)

DEPARTMENT OF THE INTERIOR.

BUREAU OF LANDS.

FRIAR LANDS DIVISION.

[Cancelled Jan. 4th, 1910. C. W. R.]

SAN JOSÉ ESTATE, }  
Mindoro Province. } Sale certificate No. 1.

I, C. H. Sleeper, director of lands, acting for and on behalf of the government of the Philippine Islands, vendor, pursuant to authority conferred upon me by the provisions of the friar lands act, No. 1120, hereby certify that said government of the Philippine Islands has this twenty-third day of November, 1909, agreed to sell to E. L. Poole, vendee, a resident of the city of Manila, Philippine Islands, or his nominees, that certain tract or parcel of land situate in the township of Bulalacao, Province of Mindoro, known and designated as Hacienda de San José, and containing an area of 22,484 hectares, 81 ares, and 50 centares.

The official maps, and records of technical descriptions of surveys and boundaries of said hacienda, are on record in the bureau of lands and the court of land registration, Manila, P. I., and in the office of the register of deeds for said province.

In consideration of this agreement by said vendor to sell, said vendee hereby agrees to pay as the purchase price for said land, to the government of the Philippine Islands, the sum of seven hundred and thirty-four thousand pesos (₱734,000.00), Philippine currency, the agreed value of said land on the 4th day of January, 1910, from which date said sale becomes effective.

Said vendee shall pay forty-two thousand eight hundred and seventy-five pesos (₱42,875.00) on the 4th day of January, 1910, and the unpaid balance of the purchase price, as aforesaid, shall then be paid in nineteen equal annual installments of thirty-six thousand three hundred and seventy-five pesos (₱36,375.00)

each, on the 4th day of January of each succeeding year until the entire purchase price has been paid.

Said purchase price shall bear interest at the rate of four per centum (4%) per annum, from and including the 4th day of January, 1910; and each and every unpaid balance thereof likewise shall bear interest at the rate of four per centum (4%) per annum, from and including the day next succeeding the date upon which the last preceding annual installment of said purchase price, together with accrued interest thereon, was paid; and each of said annual installments, together with accrued interest, shall be payable to the director of lands, at his office in the city of Manila, the right to a demand therefor being hereby waived by said vendee.

Upon the payment of forty-two thousand eight hundred seventy-five pesos (P42,875.00), on the 4th day of January, 1910, as aforesaid, the vendor will convey to the vendee or his nominees, by proper instrument of conveyance, two hundred hectares to be designated by the vendee in a single tract within the limits of the said hacienda, and upon completion of the payment of the purchase price as hereinbefore stated, together with all accrued interest, said vendor will convey the remainder of said land, by proper instrument of conveyance, to said vendee or his nominees.

The signing of this certificate by said vendee shall constitute an acceptance of all of the terms and conditions hereof, and if said vendee should fail or neglect to make any payment as herein provided, the director of lands shall proceed to enforce said payment and the lien of said vendor, as provided in section 17 of act No. 1120.

In testimony whereof I have hereunto set my hand at the bureau of lands in the city of Manila upon the date first hereinabove written.

C. H. SLEEPER, *Director of Lands.*

Approved:

DEAN C. WORCESTER,  
*Secretary of the Interior.*

#### RECEIPT FOR SALE CERTIFICATE.

CITY OF MANILA, *Philippine Islands.*

I, E. L. Poole, vendee, hereby agree to accept all terms and conditions, as established by the director of lands, in the foregoing sale certificate, the receipt whereof is hereby acknowledged.

E. L. POOLE, *Vendee.*

Conditions of certificate accepted and receipt signed in the presence of—

W. H. LAWRENCE.  
C. W. RHEBERG.

The CHAIRMAN. What is the next sale certificate you have?

Mr. SLEEPER. The next is sale certificate No. 2, to Mr. E. L. Poole, for 18,234 hectares, 81 ares, 50 centares.

The CHAIRMAN. What is the date of it?

Mr. SLEEPER. January 4, 1910.

The CHAIRMAN. The stenographer will insert that certificate of sale in the record at this point.

(Said sale certificate is in the words and figures following:)

[Bulalacao: Bandillo. Under acts Nos. 1847-1933 amending act No. 1120. Published 12/21-22-23-'09. See B. L. file No. 10756. Sablayan: Bandillo. Under acts Nos. 1847-1933 amending act No. 1120. Published 12/23-24-27-'09. See B. L. file No. 10756.]

DEPARTMENT OF THE INTERIOR, BUREAU OF LANDS, PRIAR LANDS DIVISION.

SAN JOSÉ ESTATE, }  
Mindoro Province. } Sale certificate No. 2.

I, C. H. Sleeper, Director of Lands, acting for and on behalf of the Government of the Philippine Islands, vendor, pursuant to authority conferred upon me by the provisions of the friar lands act, No. 1120, hereby certify that said Government of the Philippine Islands has this fourth day of January, 1910, agreed to sell to E. L. Poole, vendee, a resident of the city of Manila, Philippine Islands, or his corporate or individual nominees, that certain tract or parcel of land situate in the township of Bulalacao, Province of Mindoro, known and designated as Hacienda de San José, except a tract of four thousand two hun-

dred hectares (4,200) of said hacienda, which is the subject of sale certificate No. 3 executed by the parties hereto contemporaneously herewith, to which reference is hereby made.

The official maps and records of technical descriptions of surveys and boundaries of said hacienda are on record in the Bureau of Lands and the court of land registration, Manila, P. I., and in the office of the register of deeds for said Province.

In consideration of this agreement by said vendor to sell, said vendee hereby agrees to pay as the purchase price for said land, to the Government of the Philippine Islands, the sum of five hundred ninety-six thousand nine hundred twenty pesos (₱596,920), Philippine currency, the agreed value of said land on the fourth day of January, 1910, from which date said sale becomes effective; and there are hereby credited upon said purchase price twenty-nine thousand eight hundred forty-six pesos (₱29,846), receipt of which is hereby acknowledged, leaving a balance unpaid on said purchase price of five hundred sixty-seven thousand seventy-four pesos (₱567,074), which balance said vendee hereby binds himself to pay in nineteen annual installments, to wit:

Said vendee shall pay twenty-nine thousand eight hundred forty-six pesos (₱29,846) on the fourth day of January of each succeeding year until the entire purchase price has been paid.

Said unpaid balance of the purchase price shall bear interest at the rate of four per centum (4%) per annum, from and including the fourth day of January, 1910, and each and every unpaid balance thereof likewise shall bear interest at the rate of four per centum (4%) per annum, from and including the day next succeeding the date upon which the last preceding annual installment of said purchase price, together with accrued interest thereon, was paid; and each of said annual installments, together with accrued interest, shall be payable to the Director of Lands, or his duly authorized agent, at his office in the city of Manila, or to the Guaranty Trust Company of New York, to the credit of the Government of the Philippine Islands, as hereinbefore set forth, the right to a demand therefor being hereby waived by said vendee. The vendee shall be entitled, however, at any time to pay the balance due upon the purchase price, with accrued interest to the date of such payment.

If, before the final conveyance of said land by the vendor, the vendee shall transfer or assign his interest in all or any part thereof to one or more assignees, then this agreement shall be canceled as to the part or parts so transferred or assigned and new agreements of like tenor executed by and between the vendor and such assignees, and the balance of the purchase price then remaining unpaid, together with accrued interest thereon, shall be apportioned to the vendee and his assignees, according to area.

Upon completion of the payment of the purchase price, as hereinbefore stated, together with all accrued interest, said vendor will convey said land, by proper instrument of conveyance, to said vendee, or his heirs or assignees.

The signing of this certificate by said vendee shall constitute an acceptance of all of the terms and conditions hereof, and if said vendee should fail or neglect to make any payment as herein provided, the Director of Lands shall proceed to enforce said payment and the lien of said vendor, as provided in section 17 of act No. 1120. The vendor hereby certifies that all of the provisions of section 11 of act No. 1120, as amended, relative to the sale of vacant lands under section 9 of the same act, as amended, have been complied with.

In testimony whereof I have hereunto set my hand at the Bureau of Lands, in the city of Manila, upon the date first hereinabove written.

C. H. SLEEPER, *Director of Lands.*

Approved:

DEAN C. WORCESTER,

*Secretary of the Interior.*

#### RECEIPT FOR SALE CERTIFICATE.

CITY OF MANILA, PHILIPPINE ISLANDS.

*January 4, 1910.*

I, E. L. POOLE, vendee, hereby agree to accept all terms and conditions, as established by the Director of Lands, in the foregoing sale certificate, the receipt whereof is hereby acknowledged.

E. L. POOLE, *Vendee.*

Conditions of certificate accepted, and receipt signed, in the presence of—

EDWARD B. BRUCE.

P. A. PRENTISS.

The CHAIRMAN. What is the next sale certificate you have?

Mr. SLEEPER. Sale certificate No. 3, issued to E. L. Poole, for 4,200 hectares, dated the 3d day of August, 1910.

The CHAIRMAN. The stenographer will insert that in the record at this point.

(Said sale certificate is in the words and figures following:)

DEPARTMENT OF THE INTERIOR.

BUREAU OF LANDS.

FRIAR LANDS DIVISION.

SAN JOSÉ ESTATE,]  
Mindoro Province.] Amending sale certificate No. 3.

This agreement, made in duplicate this 3rd day of August, A. D. 1910, between C. H. Sleeper, director of lands, acting for and on behalf of the Government of the Philippine Islands, party of the first part, and E. L. Poole, a resident of Manila, Philippine Islands, party of the second part.

Whereas said first party, being duly authorized by law, on the fourth day of January, A. D. 1910, did agree to sell to said second party one certain tract of land, forming a part and parcel of the San José de Mindoro estate and containing an area of four thousand two hundred (4,200) hectares, the boundaries and description of which are more particularly described and set forth in sale certificate No. 3 of said San José de Mindoro estate; and

Whereas said second party on said fourth day of January, A. D. 1910, did covenant and agree with said first party to purchase said tract of land as described in said sale certificate, and to pay therefor the price as therein stipulated, on the condition, however, that said second party reserved the right, within a period of six months from the date thereof, to change the description or substitute for the lands described in said certificate, in whole or in part, other lands; provided, however, that the lands embraced in the amended description should contain the area of four thousand two hundred (4,200) hectares, and should be within the boundaries of the said San José de Mindoro estate; and

Whereas said second party on the second day of July, A. D. 1910, did by his attorney request a further extension of thirty (30) days within which to prepare and submit amended descriptions of said tract, which extension was granted in writing by said first party on said second day of July, A. D. 1910:

Witnesseth, That said second party has elected and does hereby elect to substitute for the tract as described in said certificate No. 3 the following tract, likewise lying within the boundaries of said San José de Mindoro estate, to-wit:

Beginning at point 1, a cement monument on Lansujan Hills, which point is identical with point 9, San José boundary, thence S. 3° 02' W. 2,417.0 m. to point 2; S. 33° 48' E. 2,321.0 m. to point 3; S. 34° 51' W. 6,927.7 m. to point 4; N. 18° 33' W. 8,977.2 m. to point 5; N. 48° 02' E. 356.3 m. to point 6; N. 68° 44' E. 341.2 m. to point 7; N. 60° 03' E. 179.2 m. to point 8; N. 51° 06' E. 738.8 m. to point 9; N. 42° 52' E. 588.6 m. to point 10; N. 60° 42' E. 498.7 m. to point 11; N. 83° 14' E. 352.4 m. to point 12; N. 64° 30' E. 187.3 m. to point 13; N. 51° 00' E. 216.0 m. to point 14; N. 37° 30' E. 889.6 m. to point 15; N. 75° 34' E. 707.7 m. to point 16; N. 63° 13' E. 374.1 m. to point 17; N. 77° 34' E. 377.0 m. to point 18; S. 31° 18' E. 1,713.8 m. to point 1, point of beginning.

Containing 4,200 hectares.

Points 2, 3, and 4 are cement monuments and identical, respectively, with points 10, 11, and 12, San José boundary; point 4 is on Mindoro Sea, at mouth of Tubaong River; points 5 to 18, inclusive, on bank of Bugsanga River.

It is mutually agreed by and between the parties hereto that the description as hereinabove stated shall be and is the correct description of the tract of land sold by said first party to said second party in said sale certificate No. 3; that this agreement shall be attached to and incorporated with said certificate and shall become a part thereof, and that said certificate as herein amended shall remain in force and effect and binding upon all parties thereto.

In testimony whereof said parties have hereunto set their hands at the city of Manila upon the date first hereinabove written.

C. H. SLEEPER,  
*Director of Lands.*  
EDW. L. POOLE.

Witnesses:  
C. W. PEGUES,  
J. L. HARRISON.

Approved:  
DEAN C. WORCESTER,  
*Secretary of the Interior.*

[Bulalacao: Bandillo. Under acts Nos. 1847-1933, amending act No. 1120. Published 12/21-22-23-'09. See B. L. File No. 10756. Sablayan: Bandillo. Under acts Nos. 1847-1933, amending act No. 1120. Published 12/23-24-27-'09. See B. L. File No. 10756.]

# DEPARTMENT OF THE INTERIOR.

## BUREAU OF LANDS.

### FRIAR LANDS DIVISION.

SAN JOSÉ ESTATE, }  
Mindoro Province. } Sale certificate No. 3.

I, C. H. Sleeper, director of lands, acting for and on behalf of the Government of the Philippine Islands, vendor, pursuant to authority conferred upon me by the provisions of the friar lands act No. 1120, hereby certify that said Government of the Philippine Islands has this fourth day of January, 1910, agreed to sell to E. L. Poole, vendee, a resident of Manila, Philippine Islands, or his corporate or individual nominees, that certain tract or parcel of land situate in the township of Bulalacao, Province of Mindoro, containing an area of four thousand two hundred (4,200) hectares of land known as hacienda de San José, bounded and described as follows:

Beginning at a point on the right bank of the Tabaong River at the intersection of the high water mark of the river with the high water mark of the sea, which point is marked by a concrete monument inscribed H.S.J./12 and witnessed by (1) a baliti tree 4 feet in diameter marked B.T., H.S.J. 12, bearing S. 77° 14' E. 52 meters, (2) right end of Ilin Island bearing S. 0° 40' W., (3) right end of Ampulang Island bearing S. 12° 13' W., and (4) south bank of mouth of Bugsanga River bearing approximately N. 42° 30' E. 9,600 meters; thence N. 34° 51' 39'' E. 3,440 meters along boundary; thence approximately N. 10° 45' W. 8,230 meters to point on south bank of Bugsanga River opposite northeast corner of island in river; thence along south bank of Bugsanga River approximately S. 62° 00' W. 7,880 meters to south bank at the mouth of the river; thence approximately S. 42° 30' E. 9,600 meters, following coast line to point of beginning.

The area of the tract is approximately 4,200 hectares.

It is understood and agreed that the foregoing description is provisional, and shall be altered, if necessary, to conform to the wishes of the vendee, who shall be entitled, at any time within six months of the date of this instrument, to change the description, or to substitute for the land above described, in whole or in part, other lands; provided, however, that the lands embraced in the amended description shall contain the area of four thousand two hundred (4,200) hectares, and shall be within the boundaries of the said hacienda de San José. In consideration of this agreement to sell, the said vendee has paid, as the purchase price for said land, to the Government of the Philippine Islands the sum of one hundred and thirty-seven thousand and eighty pesos (P137,080.00) Philippine currency, the receipt of which is hereby acknowledged by the vendor. Upon notification of the vendee to the vendor, within six months of the date of these presents, of the final and corrected description of the lands herein agreed to be sold, the said vendor will convey the said lands by proper instrument of conveyance to the said vendee or his heirs or assignees.

The vendor hereby certifies that all of the provisions of section 11 of act No. 1120, as amended, relative to the sale of vacant lands under section 9 of the same act, as amended, have been complied with.

In testimony whereof I have hereunto set my hand at the bureau of lands in the city of Manila upon the date first hereinabove written.

C. H. SLEEPER,  
*Director of Lands.*

Approved:

DEAN C. WORCESTER,  
*Secretary of the Interior.*

# RECEIPT FOR SALE CERTIFICATE.

CITY OF MANILA, PHILIPPINE ISLANDS.

*January 4, 1910.*

I, E. L. POOLE, vendee, hereby agree to accept all terms and conditions, as established by the director of lands, in the foregoing sale certificate, the receipt whereof is hereby acknowledged.

E. L. POOLE.  
*Vendee.*

Conditions of certificate accepted and receipt signed in the presence of—

EDWARD B. BRUCE,  
P. A. PRENTISS.

The CHAIRMAN. Do we understand, from what you have already said, that Nos. 2 and 3 took the place of No. 1?

Mr. SLEEPER. Yes, sir; No. 1 is canceled and is so marked.

The CHAIRMAN. Are there other sale certificates?

Mr. SLEEPER. No more. I agreed to make two more sale certificates, splitting up the 4,200 hectare tract if they asked for it, but they never asked for them, inasmuch as they had a survey made of the tract of land which was to be transferred to the Mindoro Development Co., and the deed was made to that tract, and I have a copy of that deed here.

The CHAIRMAN. That is a deed to the Mindoro Development Co.?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. Let the stenographer have that, to be inserted in the record at this point.

Mr. SLEEPER. Yes, sir.

Mr. GARRETT. Is that the original deed or just a copy of it?

Mr. SLEEPER. This is the original deed. It was made in duplicate.

The CHAIRMAN. Have you a copy of it?

Mr. SLEEPER. Yes, sir; I have a copy of it; not here, though.

(Said deed is in the words and figures following:)

## THE GOVERNMENT OF THE PHILIPPINE ISLANDS—DEPARTMENT OF THE INTERIOR— BUREAU OF LANDS.

### DEED TO FRIAR LANDS NO. 2.

Know all men by these presents, that the Mindoro Development Company, a corporation organized and existing under the laws of the State of New Jersey and duly authorized to transact business in the Philippine Islands, having fully complied with all the provisions of law in the premises, and having paid six thousand five hundred thirty-one pesos (P6,531.00) for those certain tracts of land situate in the municipality of San Jose, Province of Mindoro, Philippine Islands, containing an area of 200 H. 10 A. 21 C., a part of the San Jose friar lands estate, and more particularly described as follows:

#### *Parcel 1.*

Beginning at point marked 7 on plan, a cement monument which is identical with point 9 of the San Jose estate boundary, thence S. 3° 2' W. 700 m. to point 8; N. 77° 40' W. 699.2 m. to point 9; S. 41° 55' W. 1,235.3 m. to point 10; S. 14° 6' E. 5,025.6 m. to point 11; S. 10° 49' E. 31.8 m. to point 12; S. 7° 36' E. 31.3 m. to point 13; S. 4° 45' E. 31.3 m. to point 14; S. 5° 8' E. 9.6 m. to point 15; S. 34°

52' W. 53.1 m. to point 16; N. 8' W. 21.8 m. to point 17; N. 1° 41' W. 29.7 m. to point 18; N. 4° 44' W. 29.8 m. to point 19; N. 7° 35' W. 29.7 m. to point 20; N. 10° 45' W. 29.2 m. to point 21; N. 14° 6' W. 5,025.5 m. to point 1; N. 14° 9' W. 1,403.3 m. to point 2; N. 46° 7' E. 920.5 m. to point 3; S. 26° 8' E. 468.7 m. to point 4; S. 48° 19' E. 156.7 m. to point 5; S. 59° 8' E. 370.4 m. to point 6; N. 72° 33' E. 642.5 m. to point 7, point of beginning.

Containing 1,860,691 square meters.

Points 1 and 2 are monuments; point 8, stake.

*Parcel 2.*

Beginning at point marked 1 on plan, which is identical with point 1 of above-described property, thence N. 14° 9' W. 1,403.3 m. to point 2; S. 75° 51' W. 100 m. to point 3; S. 14° 9' E. 1,403.3 m. to point 4; N. 75° 51' E. 100 m. to point 1, point of beginning.

Containing 140,330 square meters.

Points 1 and 2 are monuments.

Bearings true. Variation 1° 15' E.,

of which land the government of the Philippine Islands is the registered owner in accordance with the provisions of the land registration act, title thereto being evidenced by certificate No. 3 of the land records of said province of Mindoro:

Now, therefore, in pursuance of authority vested in me by act No. 1705 of the Philippine Commission, I, Charles H. Sleeper, Director of Lands, for and on behalf of the government of the Philippine Islands, do hereby grant and convey unto said the Mindoro Development Company, its successors and assigns, the said property as above described, together with the buildings and improvements thereon and appurtenances thereunto of right belonging; upon the condition, nevertheless, that the said property shall be, and is, subject to any and all public easements and servitudes recognized and prescribed by law, and especially those mentioned in sections nineteen and twenty of act Numbered Eleven hundred and twenty, known as the friar land act.

In witness whereof, and by authority of the government of the Philippine Islands, I hereunto affix my signature, in the city of Manila, Philippine Islands, on this 7th day of November, in the year of our Lord one thousand nine hundred and ten.

C. H. SLEEPER, *Director of Lands.*

Signed in the presence of—

THOMAS L. HARDY.

S. O. SCUDDER.

UNITED STATES OF AMERICA,

*Philippine Islands, City of Manila, ss:*

On this 7th day of November, 1910, personally appeared before me, Charles H. Sleeper, Director of Lands, known to me to be the person who executed the foregoing instrument, and who acknowledged that the same is his free act and deed. Further, he exhibited to me his certificate of registration, same being No. F-3, issued at Manila, and dated January 3, 1910.

Given under my hand and seal of office upon the date and at the place aforesaid.

EDWARD B. BRUCE, *Notary Public for Manila.*

My commission expires Dec. 31, 1910.

Approved this 7th day of November, 1910.

DEAN C. WORCESTER,  
*Secretary of the Interior.*

Mr. SLEEPER. Accompanying that are plans of the 4,200-hectare tract, and also of the smaller tract transferred to the Mindoro Development Co.

The CHAIRMAN. I suppose we can hardly put them in the record. You may leave them, if you will, for inspection of the members of the committee.

Are there any other documents or records in connection with the sale to the Mindoro Development Co. of the San Jose estate?

Mr. SLEEPER. No, sir.

The CHAIRMAN. You said yesterday you had seen checks of the Mindoro Development Co.

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. You thought, but were not entirely certain, the checks paid to you or that you received for part payment of the San Jose estate were the checks of Mr. Poole?

Mr. SLEEPER. That is my recollection of it; yes, sir.

The CHAIRMAN. Can you be absolutely certain it was not the check of the Mindoro Development Co.?

Mr. SLEEPER. No, sir; I can not.

The CHAIRMAN. You state there was something peculiar about the check of the Mindoro Development Co.?

Mr. SLEEPER. No; not peculiar, but to me interesting, as I did not know anything about the company, and saw such a check somewhere. I do not recollect where; it might have been in the treasury bureau, or might have been in some bank.

The CHAIRMAN. We understand you to say, then, that you do not know whether it was a check of Mr. Poole or the Mindoro Development Co.?

Mr. SLEEPER. No, sir; I do not know. That fact can be ascertained, I think, by cabling to the treasury department, which handled the check.

The CHAIRMAN. Will you ascertain and give us the information?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. In what department would the certificate of the Mindoro Development Co. be filed?

Mr. SLEEPER. The incorporation?

The CHAIRMAN. Yes; whatever certificates are required to be filed there in order to enable it to do business in the Philippines.

Mr. SLEEPER. In the division of the executive bureau.

The CHAIRMAN. Is that or not in your charge?

Mr. SLEEPER. No, sir; it is not.

The CHAIRMAN. Have you or can you get a copy of whatever certificate they filed there?

Mr. SLEEPER. No, sir; I have not a copy of that.

The CHAIRMAN. What was the total price paid or to be paid for the San Jose estate, which was sold to Mr. Poole or his nominee?

Mr. SLEEPER. \$367,000.

The CHAIRMAN. Do you know what the Philippine Government paid for that estate?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. Originally?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. How much?

Mr. SLEEPER. \$298,782.07.

The CHAIRMAN. Is that dollars or pesos?

Mr. SLEEPER. Dollars.

The CHAIRMAN. You referred to an opinion of a law clerk in your office with reference to the legality of the sale of more than 16 hectares to one individual.

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. Have you that opinion or a copy of it?

Mr. SLEEPER. Yes, sir. It is contained in the report of the Secretary of the Interior to the governor of the islands.



The CHAIRMAN. Have you a copy of that opinion that you can hand to the stenographer at this point?

Mr. SLEEPER. Not with me. I have it in my office.

The CHAIRMAN. Have you anything there from which the stenographer could copy it?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. Will you hand that to the stenographer?

Mr. SLEEPER. It is in this pamphlet here.

The CHAIRMAN. What pamphlet?

Mr. SLEEPER. Mr. Worcester's report.

The CHAIRMAN. We have no pamphlet officially before us.

Mr. SLEEPER. It is on pages 149, 150, and 151 of Mr. Worcester's report, a copy of which I will hand to the stenographer.

The CHAIRMAN. Mr. Stenographer, you will see that that goes into the record at this point.

(Said "Opinion of the law officer of the Bureau of Lands" is in the words and figures following, to wit:)

#### EXHIBIT C.

*Opinion of the law officer of the Bureau of Lands on the question whether the Director of Lands has authority to sell to an individual, or an individual to purchase from the Government, vacant and unoccupied lands, constituting a portion of the friar-lands purchase, without restriction as to area.*

SIR: Pursuant to your verbal instructions I have the honor to submit the following opinion:

#### QUESTION.

Has the Director of Lands authority to sell to an individual, or an individual to purchase from the Government, vacant and unoccupied lands, constituting a portion of the "friar-lands" purchase, without a restriction as to area?

#### OPINION.

For the determination of this question it is first necessary to determine whether the so-called friar lands are "public lands" within the meaning of the public-land act, and so subject to the restriction that not more than 16 hectares of unoccupied and unreserved public land can be acquired by purchase from the Government by an individual.

Section 10 of the public-land act, referring to sales of the public domain, restricts the operation of the public-land act, as regulating sales of the public domain, to "unoccupied, unappropriated, and unreserved, nonmineral, agricultural public land, as defined in the act of Congress of July 1, 1902."

The definition referred to, contained in the act of Congress of July 1, 1902, is found in section 12 thereof as follows:

"All property and rights which may have been acquired in the Philippine Islands by the United States, under the treaty of peace with Spain signed December 10, 1898, except such land or other property as shall be designated by the President of the United States for military and other reservations of the Government of the United States, are hereby placed under the control of the Government of said islands, to be administered for the benefit of the inhabitants thereof, except as provided in this act."

At the date of the signing of the treaty of Paris, the so-called friar lands were of private ownership, and the Government acquired no property or rights in them (except those of eminent domain, which it exercises over all property of private ownership). Subsequently the Government, under special authority of Congress, acquired these lands by purchase from their then owners, and, except for any restrictions imposed by Congress or by legislation subsequently enacted by the Philippine Commission or the legislature, it is as free to dispose of them as would be any private purchaser from the former owners.

The restrictions imposed by Congress in this respect are contained in section 65 of said act of July 1, 1902, and are as follows:

"SEC. 65. That all lands acquired by virtue of the preceding section shall constitute a part and portion of the public property of the Government of the Philippine Islands, and may be held, sold, and conveyed, or leased temporarily for a period not exceeding three years after their acquisition by said Government on such terms and conditions as it may prescribe, subject to the limitations and conditions provided for in this act: *Provided*, That all deferred payments and the interest thereon shall be payable in the money prescribed for the payment of principal and interest of the bonds authorized to be issued in payment of said lands by the preceding section, and said deferred payments shall bear interest at the rate borne by the bonds. All moneys realized or received from sale or other disposition of said lands or by reason thereof shall constitute a trust fund for the payment of principal and interest of said bonds, and also constitute a sinking fund for the payment of said bonds at their maturity. Actual settlers and occupants at the time said lands are acquired by the Government shall have the preference over all others to lease, purchase, or acquire their holdings within such reasonable time as may be determined by said Government."

Section 65 of the Philippine act, just quoted, expressly authorizes the sale of these lands, subject only to the limitations imposed in the act itself, with the proviso that actual settlers and occupants at the time of purchase shall have the prior right to lease and purchase. This proviso has no application in the present case, as the lands under discussion are unoccupied and vacant and were so at the time of the purchase.

An examination of the Philippine act of July 1, 1902, fails to disclose any restriction as to the amount of vacant friar lands that may be sold to or acquired by an individual, and there is none in existing legislation.

The existing prohibition against a corporation engaged in agriculture owning or controlling more than 1,024 hectares of land is not to be extended by implication to include an individual or even a voluntary association of individuals; it is a piece of what is popularly known as "antitrust" or "anticorporation" legislation, and numerous reasons can be assigned as to why the legislature saw fit to make the prohibition as to corporations and not as to individuals.

It is true that in section 9 of the friar-lands act, No. 1120, the Director of Lands was directed to proceed in the sale or leasing of vacant friar lands "as provided in Chapter II of the public-land act," but this unquestionably referred to method to be followed and the steps to be taken in such leasing or selling and not to the restrictions that limited an individual purchaser to 16 hectares.

If there were any doubt on this latter point it is of no importance now, as this provision of section 9 of act No. 1120 was repealed by act No. 1847.

I am of the opinion that the Director of Lands may sell and an individual purchaser may acquire vacant and unoccupied friar lands without any restriction as to area.

Very respectfully,

LOUIS C. KNIGHT,  
*Attorney, Bureau of Lands.*

The DIRECTOR OF LANDS,  
*Manila, P. I.*

Certified as correct copy:

C. H. SLEEPER, *Director of Lands.*

The CHAIRMAN. You testified yesterday that you were anxious to sell this estate and other friar lands?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. Why were you anxious?

Mr. SLEEPER. We were paying interest on the bonds and some administration charges, and I was anxious to sell the estate and get rid of that burden on the Government there.

The CHAIRMAN. By getting rid of the burden, you mean the burden of administration, or burden of the bonds?

Mr. SLEEPER. The burden of cost to the Government.

The CHAIRMAN. Meaning you were anxious to sell them so you could pay off the bonds?

Mr. SLEEPER. Yes, sir; so as to get an income sufficient to pay off the bonds eventually.

Mr. FURNES. You claim that this San Jose estate, which you speak of, stood the Government at \$298,000, and you obtained \$367,000 for it?

Mr. SLEEPER. Yes, sir.

Mr. FURNES. That, I presume, was \$298,000, with the cost and interest added to it? Would that figure out about that way?

Mr. SLEEPER. Yes, sir; the cost of administration, survey, and all expenses.

Mr. FURNES. Interest at what rate?

Mr. SLEEPER. Four per cent.

The CHAIRMAN. I wish to take up another branch of the matter; at least another feature.

On the report or letter of the Secretary of War, dated June 10, 1910, addressed to the Speaker of the House, in response to resolution of the House—House Document No. 963—I find on page 5, under the head of "Friar lands leases since July 1, 1902," this item:

"E. B. Bruce, special, Isabela estate, 160 parcels; total area, 19,488 hectares; annual rent, \$200."

Will you tell us about that?

Mr. SLEEPER. Yes, sir. The Isabela estate is a large estate lying in the center—

The CHAIRMAN (interposing). Before you go on to that, let me ask where is the San Jose estate? How far is it from Manila?

Mr. SLEEPER. It is on the southwest end of the Island of Mindoro. I will have to refer to the prospectuses, which give the distance.

Mr. GARRETT. This prospectus which I have here says it is 165 nautical miles from Manila.

The CHAIRMAN. Can you tell us about how long it would take a person to travel from Manila to that island?

Mr. SLEEPER. I think it takes about 24 hours to go down there, ordinarily.

The CHAIRMAN. Can you tell us to what extent the island is inhabited? You have already stated the San Jose estate to be uninhabited and untenanted. Can you tell us to what extent the island is inhabited?

Mr. SLEEPER. No, sir; I can not tell you, but it is published in the census. I do not remember the exact number.

The CHAIRMAN. We will get it from another source.

Tell us now about the Isabela estate lease to "E. B. Bruce, special."

Mr. SLEEPER. The Isabela estate is located in the Province of Isabela, which is about the center of the Island of Luzon, the north end of it, 110 miles from the seacoast up the Cagayan River. This estate consisted of 4,972½ acres and cost the Government \$159,858.01.

The CHAIRMAN. The lease did not cover the entire estate?

Mr. SLEEPER. No, sir. The estate was practically unoccupied with the exception of a few families, who had been induced to go on there by the friars, who formerly controlled it and occupied a certain portion of the estate, a very small portion.

The CHAIRMAN. What income, if any, was ever derived from this estate, or at least from the portion of it which was leased, prior to and at the time of the lease?

Mr. SLEEPER. A very small income; less than \$500 a year.

The CHAIRMAN. For the whole estate?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. Have you a copy of that lease which was made with Mr. Bruce?

Mr. SLEEPER. There is a copy of it on pages 160 and 161 of the report of Mr. Worcester, to which I have already referred.

The CHAIRMAN. Is that a correct copy?

Mr. SLEEPER. Yes, sir; certified.

The CHAIRMAN. Mr. Stenographer, you will see that a copy of that lease is inserted in the record at this point.

(Said lease is in the words and figures following, to wit:)

#### EXHIBIT F.

*Copy of the lease of the Isabela estate to Edward B. Bruce.*

DEPARTMENT OF THE INTERIOR, BUREAU OF LANDS,  
FRIAR LANDS DIVISION.

ISABELA ESTATE, *Isabela Province*:

#### SPECIAL LEASE NO. 1.

This memorandum of agreement made at Manila, Philippine Islands, this 6th day of January, A. D. 1910, between C. H. Sleeper, Director of Lands of the Philippine Islands, acting for and on behalf of the Government of the Philippine Islands, party of the first part, and Edward B. Bruce, of Manila, party of the second part:

Witnesseth: That for and in consideration of the sum of two hundred pesos (P200.00) in hand paid by said second party to said first party, receipt whereof is hereby acknowledged, and of the covenants and agreements hereinafter mentioned to be kept and performed by said second party, said first party has demised and leased to said second party those certain parcels or tracts of land, situated within and forming a part of the Isabela friar lands estate, in the Province of Isabela, Island of Luzon, Philippine Islands, according to the plats of the official surveys of said estate now on file and of record in the office of the Bureau of Lands at Manila, to wit:

Lots numbered 4, 5, 6, 9, 13, 15, 16, 24, 26, 28, 30, 31, 41, 43, 45, 46, 48, 49, 52, 53, 55, 57, 58, 60, 61, 63, 64, 65, 68, 75, 76, 77, 78, 79, 82, 83, 86, 101, 102, 103, 104, 108, 109, 110, 112, 114, 115, 116, 117, 118, 119, 122, 123, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 169, 173, 175, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 206, 207, 208, 209, 216, 222, 226, 227, 228, 229, 230, 231, 232, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, and 255, and containing on area of 19,448 hectares 35 ares and 44 centares, more or less.

To have and to hold the said parcels or tracts with the appurtenances thereunto of right belonging unto the said second party, for a term of one (1) year, dating from the 1st day of January, A. D. 1910, until the 31st day of December, A. D. 1910, both dates inclusive.

(1) It is mutually covenanted and agreed by and between the parties hereto, that if, on or before the expiration of said term of one (1) year, said second party shall elect to purchase the premises herein leased, said first party on behalf of the Government of the Philippine Islands will sell and convey by good and sufficient deed the absolute title in and to said premises; and the execution and delivery of said deed of conveyance from the Government of the Philippine Islands to said second party shall be effected in accordance with the provisions of the friar lands act as amended: *Provided, however*, That this option to purchase shall terminate upon the 31st day of December, 1910, the date of expiration of this agreement.

(2) It is further agreed that the consideration for said sale and conveyance of the premises herein leased, should said second party elect to purchase same, shall be the sum of four hundred twenty-two thousand five hundred pesos (P422,500.00), currency of the Philippine Islands, together with interest thereon

at the rate of four per centum (4%) per annum from and including the 1st day of January, 1910; and the payment of said purchase price or installments thereof, together with all interests accruing thereon, shall be made in accordance with the provisions of said friar lands act as amended.

(3) It is further agreed that said second party, at his sole expense, shall cause an immediate examination of said premises to be made by a competent soil and agricultural expert, for the purpose of determining the quality of the soil and such other conditions, circumstances, and considerations as may affect the value of said premises for agricultural purposes and shall cause a true report to be prepared of the result of said examination and investigation; and should said second party fail to exercise his option to purchase as herein granted, he will deliver to said first party upon the date of the expiration of this agreement, free of all expense or charge, the said report, together with all statistics and data prepared and submitted by said soil and agricultural expert in the course of his examination of said premises.

And said first party hereby certifies that all of the provisions of section 11 of act No. 1120, as amended, relative to the leasing of vacant lands under section 9 of said act, as amended, have been complied with. This lease and the option to purchase herein granted may be assigned by said second party.

In testimony whereof the said parties have hereunto set their hands at the place and upon the date first hereinabove written.

C. H. SLEEPER,  
*Director of Lands, Party of the First Part.*

EDWARD B. BRUCE,  
*Party of the Second Part.*

Witnesses:

C. D. BEHRENS.  
C. W. RHEBERG.

Approved this 21st day of January, A. D. 1910.

DEAN C. WORCESTER,  
*Secretary of the Interior.*

Certified copy:

C. H. SLEEPER,  
*Director of Lands.*

The CHAIRMAN. Why is that denominated "special?"

Mr. SLEEPER. Because it is not an ordinary friar-lands lease under the ordinary conditions.

In the latter part of 1909 I was looking around for somebody to take up this land, which we thought was very good tobacco land. I had previously made a visit to the estate and gone over it, and found a few occupants who had agreed to purchase, and one end of the estate, a corner of it, was occupied by some wild people. The balance of the estate was entirely unoccupied land, but it seemed to me to be of good quality, and I had been inquiring around to see if I could get a customer. Mr. Bruce, or Mr. Lawrence primarily, of the firm of Bruce & Lawrence, spoke to me about getting some tobacco land somewhere. I told him of this estate, and he came down and said that he thought he could get a few fellows over at Manila who would go into that, to see if they could not do something with it. They asked me on what terms we would give them the lease. I advised them we would give them the best terms possible, as the estate was bringing a very small income and was unoccupied, and we desired to get it cultivated if possible and occupied.

About that time Mr. Lawrence went away and Mr. Bruce, his partner, took the question up again, and we finally agreed to the form of lease, which was made after consultation with the secretary of the interior.

The lease is for a nominal sum, was to last for the calendar year, and the main feature of the lease was to get the land examined and see what it was good for, and give them an option, so they could purchase after examination, if they concluded that it was worth their while. The government would have the benefit of whatever investigation they made, and it was informally agreed they were to hire a good man, and they did hire a good man, and they estimated the expense at ₱12,000. That lease will terminate at the end of this year.

The CHAIRMAN. Was there any provision in it for continuance at the option of Mr. Bruce?

Mr. SLEEPER. No, sir.

The CHAIRMAN. It expires absolutely?

Mr. SLEEPER. It is an option to purchase, which expires, and then we get the benefit of their investigation.

The CHAIRMAN. Has that option been accepted by Mr. Bruce?

Mr. SLEEPER. No, sir; not yet.

The CHAIRMAN. Has he in any way indicated his intention in relation to that lease?

Mr. SLEEPER. No; he has not. I have talked with him about the subject, and he said his investigator had reported it was not such good tobacco land; that only a small part of it was good tobacco land; that he was not ready to say whether they were going to take up the option or not.

The CHAIRMAN. The option is to purchase for ₱422,500?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. Do you know what that land originally cost the Philippine government?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. I mean that portion of the estate which you covered in this lease.

Mr. SLEEPER. I will have to calculate that from the land already sold; but this is the actual price of the land that they were going to purchase—the cost plus all charges against it at the date of purchase.

The CHAIRMAN. And with interest?

Mr. SLEEPER. Yes, sir; with interest.

The CHAIRMAN. In other words, while the cost may have varied, the principle of computation of sale price is the same as that in the case of the San Jose estate?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. Was any portion of this Isabela estate under lease at the time this lease was made to Mr. Bruce?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. What was the annual rental paid by the other tenant or tenants?

Mr. SLEEPER. There were 93 other occupants on this estate. They were holding 59 hectares and 48 ares, and the annual contracted rents were \$100 a year. Subsequently these lessees purchased their land, and everyone on the estate except the Bruce estate have purchased their homes.

The CHAIRMAN. Did they purchase on the same terms and conditions as those expressed in the Bruce lease?

Mr. SLEEPER. Yes, sir; except that their periods of payment were less; in fact, we had collected so much rent from some of them that

they did not have to pay anything more, and we are ready now to issue them deeds for their property.

The CHAIRMAN. What do you say as to the rent which is provided in this lease to be paid by Mr. Bruce for the one year as compared with rentals paid by the other tenants of the Isabela estate? Is it higher or lower or the same?

Mr. SLEEPER. It is very much lower. It was merely a nominal rent. The rent was not the consideration.

The CHAIRMAN. Why was a lower rent given to Mr. Bruce than to the other tenants?

Mr. SLEEPER. Because he had to go to much expense, while the other tenants were not to any expense. They were raising crops.

The CHAIRMAN. Did not they have to go to expense before they got their ground in condition to raise crops?

Mr. SLEEPER. It was in condition when they went on it.

The CHAIRMAN. When they bought it?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. What amount, if you know, did Mr. Bruce have to spend, or did he expend, on this estate?

Mr. SLEEPER. The estimated amount was \$6,000 gold for the expense of that expert from the United States to the estate and his examinations of the land and report.

The CHAIRMAN. And he has had the expert there?

Mr. SLEEPER. The expert has been on the ground and I believe has left there, but I have not seen his report yet.

The CHAIRMAN. Have any crops been grown on this Bruce leasehold during this year?

Mr. SLEEPER. No, sir; not that I know of.

The CHAIRMAN. It is not under cultivation yet?

Mr. SLEEPER. No, sir.

The CHAIRMAN. Where does Mr. Bruce live?

Mr. SLEEPER. Manila.

The CHAIRMAN. Whom does he represent in the lease besides himself, if anybody, so far as you know?

Mr. SLEEPER. Mr. Olsen, of W. E. Olsen & Co.; Mr. Lawrence, his law partner; Mr. Lowenstein, of Castle Bros., Wolf & Sons. Those are the only names that he mentioned to me.

The CHAIRMAN. These are all the questions I care to ask upon this branch of the case. Do the other members of the committee desire to ask anything further?

Mr. RUCKER. What is the character of crops raised by these 93 occupants of whom you speak?

Mr. SLEEPER. Tobacco and corn. That is what I saw on the estate—tobacco and corn.

Mr. RUCKER. You say Mr. Olsen and Mr. Lawrence and Mr. Lowenstein are the only ones mentioned by Mr. Bruce?

Mr. SLEEPER. Those are the only ones.

Mr. RUCKER. That were his associates in this lease?

Mr. SLEEPER. Yes, sir.

Mr. RUCKER. They were the ones to whom you referred a while ago as being the parties that he thought lived in Manila that he could get associated with him?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. Have you any map of this estate?

Mr. SLEEPER. Yes, sir. I do not have it here, but I have a map.

Mr. PARSONS. I ask that the map be produced for the inspection of the committee.

(See prospectus Isabela estate.)

Mr. SLEEPER. Yes, sir.

Mr. JONES. Has the purchase price for this estate been paid?

Mr. SLEEPER. No, sir.

Mr. JONES. None of it?

Mr. SLEEPER. No, sir; except for those few parcels that the natives purchased themselves.

Mr. GARRETT. How far is this estate from Manila?

Mr. SLEEPER. It is 110 miles from Aparri to the estate, and I think if they go overland direct it would be 250 miles from Manila.

Mr. GARRETT. What are the means of transportation?

Mr. SLEEPER. The means of transportation from Manila are by sea to Aparri, and then up the river from Aparri to the estate.

Mr. GARRETT. What river is Aparri at the mouth of?

Mr. SLEEPER. The Cagayan River.

Mr. GARRETT. How long a trip is it by the river?

Mr. SLEEPER. In the dry season it is about five days. In the season when the steamers can run they go up in a day or a day and a half. It took me two days when the water was fairly high. The river overflows, and then the large steamers ascend the river up to Iligan, and from there on only the small boats can go up to the estate.

Mr. GARRETT. What do they grow on the lands near the estate?

Mr. SLEEPER. There is one hacienda which adjoins the estate on which they grow tobacco. Otherwise the estate is bound by land practically uncultivated—probably public land, mostly.

Mr. GARRETT. What is grown in that locality in that valley?

Mr. SLEEPER. Tobacco and corn.

Mr. GARRETT. Anything else?

Mr. SLEEPER. Those are the principal crops.

Mr. FORNES. Do you have to make but one change of boats in getting there?

Mr. SLEEPER. No; you have to make two changes or else go horseback.

Mr. FORNES. Two changes, then?

Mr. SLEEPER. Yes, sir.

Mr. GARRETT. You go up by steamer part of the way?

Mr. SLEEPER. You go by coast steamer to Aparri or perhaps up the river 2 or 3 miles to the port of Lalloo. Then you change to river steamer and go as far as Iligan, and a part of the best season perhaps higher, and then you have to change to a small boat worked by hand or a small launch or go horseback overland.

Mr. GARRETT. What towns or barrios are there in the vicinity?

Mr. SLEEPER. The principal town is Cauayan, on the river. This estate is on the Magat River, which is the main branch of the Cagayan River, but Cauayan is on the other river, the main town, some 3 or 4 miles from the estate.

Mr. GARRETT. How large a town is that?

Mr. SLEEPER. I do not know. The town of Reina Mercedes is also down the river some distance from the boundary of the estate.

Mr. GARRETT. How far is that?



Mr. SLEEPER. That is a small town. I do not know; I did not go there. I think the boundary of the town or the outskirts are adjacent to the boundary of the estate, although the estate is not in the town of Reina Mercedes.

Mr. JONES. You stated that none of the purchase money for this estate had been paid, I believe?

Mr. SLEEPER. Yes, sir.

Mr. JONES. Is any of it due according to the terms of the contract of sale?

Mr. SLEEPER. No, sir.

Mr. JONES. When will the first payment be due?

Mr. SLEEPER. The first payment on account of sales will be due at the close of this option, which is the 31st day of this month.

Mr. JONES. The 31st day of this month?

Mr. SLEEPER. The 31st day of December, 1910. That is the date of the expiration of this agreement.

Mr. JONES. Then there will be one cash payment due?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. What is the business or occupation of Mr. Bruce?

Mr. SLEEPER. Mr. Bruce is an attorney.

Mr. GARRETT. What do you mean by "town?" You say there is a town on the other river, and then there is a town the boundary lines of which touch those of this estate.

Mr. SLEEPER. It is a small settlement, with a few houses there. I presume it is a barrio of some larger town.

Mr. GARRETT. What is the legal definition of "town?" Is it a township, or what? What does it correspond to with us?

Mr. SLEEPER. The divisions up there are municipalities and barrios. The barrios, or a good many of them, were originally towns, and we still call them towns—small villages.

Mr. GARRETT. How large an area does a municipality cover? Does that correspond to a county with us?

Mr. SLEEPER. Yes, sir; it corresponds to a county.

Mr. GARRETT. Then a barrio would be a township within a county?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. The next estate that comes under consideration is the Tala estate, and the lease of Mr. Carpenter is referred to on page 9 of the Report of the Secretary of War, dated June 10, 1910. I find this printed there:

Carpenter, F. W. (special), Tala, 197 parcels, 2,067 hectares.

Mr. Jones, I will ask you if you will examine the witness in reference to that.

Mr. JONES. What page is that, Mr. Chairman?

The CHAIRMAN. It is in this little pamphlet here, entitled "Letter from the Secretary of War," at page 9. That merely gives what I have read, that there was a lease to "Carpenter, F. W. (special), 197 parcels," aggregating 2,067 hectares and a fraction.

Mr. SLEEPER. What page is that?

The CHAIRMAN. It is page 9 of this little pamphlet. The lease itself, I find, is printed on page 102 of the report of Mr. Worcester, to which we have been referring.

Mr. JONES. Please state what this case covers, to whom the sale was made, and so forth, in a general way.

Mr. SLEEPER. The lease of the Tala estate was another special lease made for the purpose of securing the occupation, or at least the cultivation, of lands which had been long uncultivated and unoccupied at that time. I had been looking around for somebody to go out on this estate, which is adjacent to Manila and contains 16,740 acres, of which perhaps 20 per cent was occupied, to see if I could not get somebody who would take it up and cultivate it or do something with it so we could get some revenue. Mr. Carpenter incidentally mentioned to me one day at lunch that he thought he could do some farming in the Philippine Islands; that he had an idea the Americans who had tried to farm there and failed did not know how to work it and did not know how to do it. I asked him why he did not take some of these friar lands. He interested himself from that time on, and I finally sent my assistant out there with him to look over this estate. On his return he said that he thought he could take a small portion of that estate and cultivate it, if he could find somebody who would go in with him. He wanted to know the terms, and I told him we would make the best possible terms, as the price was not so much important as the fact of getting it under cultivation or occupied, so that at some time we would derive some revenue. The natives had been approached and refused to do anything, and only a very few of them had leases, and in fact the estate was unoccupied. It was in a territory that was very difficult to get to. It was either walk or horseback from Manila during nearly all of the year. Although it was within 9 miles of Manila, the roads were very, very bad and had been bad for years. The country had formerly been infested by cattle thieves and robbers and others ever since the Spanish times, and the people were afraid to go on the estate. We finally agreed on this form of lease, after Mr. Carpenter had obtained the authority necessary to allow him to enter into a private business, it being considered a fair contract for the Government and Mr. Carpenter.

Mr. JONES. You say, "after Mr. Carpenter had obtained the authority necessary to permit him to go into private business." What do you mean by that?

Mr. SLEEPER. I mean that no employee of the civil Government of the Philippine Islands can enter into any private business without first obtaining the authority of the secretary of his department or of the Governor General.

Mr. JONES. Is that a statute of the Philippine Government?

Mr. SLEEPER. I think it is an executive order.

Mr. JONES. You said this land was located about 9 miles from Manila?

Mr. SLEEPER. Yes, sir.

Mr. JONES. Is it across the bay from Manila?

Mr. SLEEPER. No, sir; it is a little east of north.

Mr. JONES. Not in Cavite Province?

Mr. SLEEPER. No, sir; it is in Rizal Province.

Mr. JONES. In Rizal Province?

Mr. SLEEPER. Yes, sir.

Mr. JONES. The amount of the land contracted for by Mr. Carpenter was less than 1,024 hectares? I think you said it was 1,600 acres, did you not?

Mr. SLEEPER. No, sir; I did not. I do not think I said how much it was.

Mr. JONES. How much, then, was it?

Mr. SLEEPER. Originally I think it was intended that Mr. Carpenter would have to take, under his contract, I think, some 6,000 hectares, or between 12,000 and 14,000 acres.

Mr. JONES. I do not understand. You said he would have to take 6,000 acres, and now you say between 12,000 and 14,000 acres.

Mr. SLEEPER. No, sir; 6,000 hectares. I had estimated the unoccupied land on the estate, but as time went on it was reduced, so I think the original contract we entered into did not call for more than about 5,000 acres. That information I do not exactly recollect, because we were working then, not on actual surveys, but on surveys made by the use of the planimeter. We knew the boundaries of those parcels and had not computed the areas of the various parcels on the estate.

Mr. JONES. As an individual, he was not prohibited from having more than 2,500 acres of land?

Mr. SLEEPER. At the time he made this original agreement—there is a clause in it which provides he may purchase, if the legislature passes the amendment to the friar-land act which was pending at the time this lease was under consideration.

Mr. JONES. I understand that. I will ask about that fifth clause in the contract presently.

According to your construction of the law, there was no objection to him, as an individual, purchasing more than 1,024 hectares?

Mr. SLEEPER. No, sir.

Mr. JONES. I will ask you about that section 5 now. Does any other contract of sale or lease ever made by your department contain any such provision as that?

Mr. SLEEPER. No, sir; because there was no such occasion for it.

Mr. JONES. That, then, is an exceptional provision?

Mr. SLEEPER. Yes, sir. The people were not so anxious to get this land as might appear, in large tracts, because it necessitated a large amount of money to cultivate it.

Mr. JONES. Is not the land within 9 or 10 miles of Manila valuable land for agricultural purposes?

Mr. SLEEPER. No, sir; not in this direction.

Mr. JONES. Is it hilly or mountainous?

Mr. SLEEPER. It is very hilly, very poor land, according to my judgment—clay and very little soil.

Mr. JONES. What is the average price Mr. Carpenter was to pay for it per hectare or acre?

Mr. SLEEPER. Under the lease?

Mr. JONES. No; I mean in the event he concluded to buy.

Mr. SLEEPER. At that time we did not know. He was to pay the actual cost plus the charges, the same as anybody else.

Mr. JONES. That was the minimum amount for which it could be sold?

Mr. SLEEPER. Yes, sir.

Mr. JONES. Has he exercised his option?

Mr. SLEEPER. On a small quantity of land he has already purchased.

Mr. JONES. How much?

Mr. SLEEPER. We signed sale certificates for about 25 hectares, or 62 $\frac{1}{2}$  acres.

Mr. JONES. That has been paid for?

Mr. SLEEPER. Partial payments have been made or else total payments have been made.

Mr. JONES. You do not know, then, whether a deed has been executed for that amount?

Mr. SLEEPER. No deed has been executed; no, sir.

Mr. JONES. Would not that indicate that much had not been wholly paid for?

Mr. SLEEPER. No, sir; because we have not been issuing deeds during the last year, we have been so very busy issuing sales certificates. We have not got around to issue final deeds to those that have already paid; so that would not indicate anything.

Mr. JONES. Do you know why Mr. Carpenter purchased or concluded to purchase this particular piece of land?

Mr. SLEEPER. This particular piece included a very large number of small parcels scattered all around. I think he decided rather than to keep on signing leases every year or paying rent he would just close it up and get his sales certificate signed.

Mr. JONES. Do you know whether he has improved that land any since he purchased it?

Mr. SLEEPER. These particular parcels?

Mr. JONES. Yes, sir.

Mr. SLEEPER. No, sir; I do not know. I think these parcels probably have not been improved. They are very small parcels, as I recall it.

Mr. JONES. Do you know whether any persons are associated with Mr. Carpenter in the purchase of this land?

Mr. SLEEPER. I do not. He says not.

Mr. JONES. I did not catch that answer.

Mr. SLEEPER. He says not. I do not know of any that are associated with him. He has, however, a man, a Filipino, that I have met on the estate and in my office, but whether he is an employee or associated I do not know, but he looks after his business.

Mr. JONES. Whether he is a partner or manager of the estate you do not know?

Mr. SLEEPER. I do not know; no, sir.

Mr. JONES. Mr. Chairman, I do not care to ask any more questions.

Mr. MADISON. Mr. Sleeper, who is Carpenter?

Mr. SLEEPER. Carpenter? Frank W. Carpenter is executive secretary.

Mr. MADISON. What are his duties as executive secretary?

Mr. SLEEPER. He has charge of the executive bureau.

Mr. MADISON. What do you mean by the executive bureau?

Mr. SLEEPER. It is a sort of clearing house between other bureaus of the Government, and also attends to the executing of the orders of the governor and other executive officers.

Mr. MADISON. Is he a clerk of the governor and secretary to the governor?

Mr. SLEEPER. Yes; I think he is secretary to the governor. The governor is the executive, and he is the executive officer.

Mr. MADISON. Where does he have his office?

Mr. SLEEPER. In the same building with the governor and the other secretaries of the departments and the legislature.

Mr. MADISON. Does he have his office immediately adjacent to that of the governor?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. Is he regarded as the governor's confidential man?

Mr. SLEEPER. I think the governor has a private secretary in addition to Mr. Carpenter.

Mr. MADISON. Is he one of the confidential men of the governor?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. He is?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. His relations with him in an official way, then, are very close?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. From what place is Mr. Carpenter; what State in the United States?

Mr. SLEEPER. I think he is from New York State.

Mr. MADISON. By whom was he appointed?

Mr. SLEEPER. I could not say.

Mr. MADISON. Is he related to any of the members of the Philippine Government?

Mr. SLEEPER. Not to my knowledge.

Mr. MADISON. Is he related to any of the commissioners?

Mr. SLEEPER. Not to my knowledge.

Mr. MADISON. You say you induced him to lease this estate?

Mr. SLEEPER. Yes, sir; I think I rather called his attention to it, and tried to get him to take it up.

Mr. MADISON. Is it true that, as director of the bureau, you solicited men to lease and to buy this land?

Mr. SLEEPER. Yes, sir; I have, on occasion.

Mr. MADISON. Do you make that a business?

Mr. SLEEPER. No; that is not my principal business. I have agents to do that, however, but if I come across a man who is looking for land I certainly invite his attention to these friar estates.

Mr. MADISON. Do you, as the head of that bureau, maintain an organization for the sale of these lands?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. Do you advertise it for lease or sale?

Mr. SLEEPER. Yes; but not in the way that the real estate dealer would advertise it. I have considered that very carefully.

Mr. MADISON. Advertise in the newspapers?

Mr. SLEEPER. No, sir. We advertise, not through regular advertising mediums, but through reports, or otherwise.

Mr. MADISON. Simply through official reports?

Mr. SLEEPER. Simply through official reports and through the agents—my agents in the provinces.

Mr. MADISON. Personal solicitation?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. What persons do you solicit? Natives of the islands or Americans?

Mr. SLEEPER. All kinds.

Mr. MADISON. All kinds?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. Do you have any agents in this or any foreign country for the sale of those lands?

Mr. SLEEPER. No, sir.

Mr. MADISON. Your solicitations, then, are confined solely to those who either live in or temporarily reside in the Philippine Islands?

Mr. SLEEPER. Yes, sir; or tourists passing through.

Mr. MADISON. They would be temporary residents?

Mr. SLEEPER. Yes.

Mr. MADISON. I had reference to those—transient persons passing through.

Mr. SLEEPER. Yes.

Mr. MADISON. What difficulties, if any, have you encountered in disposing of these friar lands? To put it differently, what demand has there been for these lands?

Mr. SLEEPER. Outside of the occupants of the land at the time we took possession about five years ago, there has been absolutely no demand for them.

Mr. MADISON. You stated a moment ago that you had been very busy issuing sales certificates?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. Was that indicative of a demand for the land?

Mr. SLEEPER. No, sir. That was indicative of the fact we had completed our five years' work, surveying and classifying these lands and getting them ready for sale, and selling these lands that had been leased to the occupants.

Mr. MADISON. Has there been an increased demand for the lands recently?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. What has occasioned that, if you know?

Mr. SLEEPER. I should presume the Payne tariff bill.

Mr. MADISON. The Payne tariff bill has contributed to the prosperity of the islands?

Mr. SLEEPER. Absolutely.

Mr. MADISON. Has it caused an added demand for sugar lands?

Mr. SLEEPER. All kinds of lands. It has stimulated industry in every line.

Mr. MADISON. To what extent has it stimulated the demand for sugar lands?

Mr. SLEEPER. To such an extent as to cause this investigation.

Mr. MADISON. I am not examining you in any spirit of criticism at all.

Mr. SLEEPER. I understand.

Mr. MADISON. That is hardly a fair answer to me. I asked the question in good faith.

Mr. SLEEPER. Since the passage of the tariff act there have been many tourists in Manila and residents of the islands who have been making inquiries for land for sugar and other purposes.

Mr. MADISON. To what extent has this applied to sugar lands?

Mr. SLEEPER. To a very large extent.

Mr. MADISON. How much land have you, since the passage of the Payne-Aldrich tariff bill, leased or sold for the purpose of raising sugar cane, if you know?

Mr. SLEEPER. About 75,000 acres. That does not include the small farmers, who may have taken up a few hectares here and there all around.

Mr. MADISON. Does it include the 55,000 acres in the San Jose estate?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. What was the next largest amount taken for the raising of sugar cane?

Mr. SLEEPER. I think it was the Thayer lease of the Calamba estate.

Mr. MADISON. Who leased that?

Mr. SLEEPER. Mr. Thayer.

Mr. MADISON. Was he the representative of the Dillinghams, or purported to be?

Mr. SLEEPER. That is what he represented himself to be.

Mr. MADISON. Mr. Douglas suggests this question: Did Thayer carry out his contract?

Mr. SLEEPER. No, sir.

Mr. MADISON. What became of him, if you know?

Mr. SLEEPER. He skipped the country.

Mr. MADISON. Did anyone take his lease?

Mr. SLEEPER. The receivers appointed by the court.

Mr. MADISON. Did the Dillinghams of Honolulu go into possession of the land as a result of Thayer's actions?

Mr. SLEEPER. No, sir.

Mr. MADISON. Not at all?

Mr. SLEEPER. Not at all, to my knowledge.

Mr. MADISON. And the matter is now pending in the courts?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. Mr. Douglas also suggests—and I want to bring out all the facts—that Mr. Thayer's estate is now in the courts in process of settlement for the benefit of his creditors?

Mr. SLEEPER. Yes, sir; in the name of the receivers.

Mr. MADISON. Who was appointed receiver?

Mr. SLEEPER. I will have to refer to the papers.

Mr. MADISON. Do you remember?

Mr. SLEEPER. Mr. Strong was one, and some other man.

Mr. GARRETT. Is that J. Montgomery Strong?

Mr. SLEEPER. No, sir.

Mr. MADISON. Who is Mr. Strong?

Mr. SLEEPER. He is a business man of the city of Manila.

Mr. MADISON. Interested in the sugar business?

Mr. SLEEPER. No, I think not.

Mr. MADISON. Or in anywise connected with the Dillinghams, if you know?

Mr. SLEEPER. I think probably he had agreed to sell them, or sell Mr. Thayer, some material to go onto this estate.

Mr. MADISON. That is the only way in which he is identified with the Dillinghams?

Mr. SLEEPER. Yes, sir; so far as I know.

Mr. MADISON. Was there anything ascertained as to whether or not he in fact represented the Dillinghams, or whether that representation was true or untrue?

Mr. SLEEPER. Not so far as I am concerned. Mr. Thayer showed me a letter from Mr. Dillingham authorizing certain expenditures up to \$500 a month while he was in the Philippine Islands.

Mr. MADISON. That letter was genuine?

Mr. SLEEPER. So far as I know.

Mr. MADISON. You never had any reason to suspicion it?

Mr. SLEEPER. I have heard recently that it was a forgery, or that some of the letters he presented were. I did not see but one.

Mr. MADISON. You do not know whether that Dillingham letter was or not?

Mr. SLEEPER. No, sir.

Mr. GARRETT. Some of the Dillingham letters were?

Mr. SLEEPER. That is merely gossip that I heard on my way over here.

Mr. MADISON. Is it not a matter of fact this fellow Thayer was a fraud and a fake?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. So that, so far as the Thayer lease was concerned, it does not have very much place here in this investigation, and can be dismissed as not meaning very much one way or the other?

Mr. SLEEPER. Yes; except the receivers may make such arrangements as to carry on the business.

Mr. MADISON. Certainly. There is no legal reason why the receivers might not sell his lease.

Mr. SLEEPER. That is right.

Mr. MADISON. And if a responsible party took an assignment from the receivers you would recognize it and go ahead with it?

Mr. SLEEPER. If they complied with the conditions.

Mr. MADISON. That is a matter for disposition by the courts in which the case is now pending?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. What is the next largest tract of land that was sold or leased for sugar purposes?

Mr. SLEEPER. I think that tract these same people had in the Binan estate.

Mr. MADISON. Who?

Mr. SLEEPER. Thayer.

Mr. MADISON. That can be disposed of in the same way?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. What was the next largest tract?

Mr. SLEEPER. You mean of public or Government lands?

Mr. MADISON. Oh, yes; certainly. I am not referring to anything else than public or friar lands.

Mr. SLEEPER. There is practically 1,000 acres on the Muntinlupa estate, which some Americans took up with a view of raising sugar.

Mr. MADISON. Who are they?

Mr. SLEEPER. I do not remember the names. I think it was read by the chairman yesterday.

Mr. MADISON. The other tracts are less than a thousand acres—2 thousand acres or smaller?

Mr. SLEEPER. Yes. Smaller tracts.

Mr. MADISON. Have there been any recent applications for the purchase or lease of lands in large tracts—friar lands?



Mr. SLEEPER. There have been inquiries, but no real application.

Mr. MADISON. From whence do the inquiries come?

Mr. SLEEPER. From various sources.

Mr. MADISON. Do you remember any of the parties?

Mr. SLEEPER. There was an English concern represented by W. F. Stephenson & Co., of Manila, who made inquiries, and I took a representative out over the balance of the Calamba estate.

Mr. MADISON. Has Poole made any additional inquiries or applications?

Mr. SLEEPER. No, sir.

Mr. MADISON. He ceased his operations, so far as you know—that is, so far as endeavoring to lease or buy friar lands.

Mr. SLEEPER. Yes, sir; and he has not applied for or made any inquiries about any other friar lands to my knowledge.

Mr. MADISON. Mr. Carpenter obtained a special lease?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. One that contained provisions different from leases that were executed to other persons, as, for instance, our attention was called to the fact that the Government agreed to build a road to his plantation, and to build a road on the plantation?

Mr. JONES. And bridges.

Mr. MADISON. Yes. Has a provision of that kind been put in any other lease?

Mr. SLEEPER. I do not know of any such provision in his lease.

Mr. MADISON. If you will turn to the lease I will call your attention to it.

The CHAIRMAN. I call your attention to the tenth clause, on page 103, of Mr. Worcester's report.

Mr. SLEEPER. There is no obligation there. There is just a promise to endeavor to obtain such roads, as I have endeavored to obtain on all the estates wherever there is any vacant land.

Mr. MADISON. That is true; but the statement is made there. There is no promise made and no obligation except to this extent:

It is further agreed that said party of the first part, will, in his official capacity, endeavor to obtain on the Tala estate adequate police protection, and to secure all possible assistance from the Government for the construction of highways and bridges on and through the lands of said estate.

Did you ever write that in any other person's lease?

Mr. SLEEPER. No; because there was no other person who had the character of lease Mr. Carpenter took.

Mr. MADISON. In what respect does this lease differ from the others?

Mr. SLEEPER. He took a lot of what appears to me to be absolutely useless land and agreed to cultivate it and pay a fair rent on it, a rent that will eventually, if he does comply with his lease, give us at least interest on the investment.

Mr. MADISON. You say the roads are very bad?

Mr. SLEEPER. I should say so.

Mr. MADISON. Consequently, if you do secure governmental aid in that respect, it would require the expenditure of a great deal of money, would it not?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. Rivers and streams that run through that country are very difficult to bridge, are they not?

Mr. SLEEPER. No, sir; because the streams are very inadequate for watering purposes in that country. They are very small streams.

Mr. MADISON. I want to ask you if the streams are not liable to great floods?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. And that consequently bridges that are put over them must be of very durable construction?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. So the expenditure of money for the building of bridges would be quite large, would it not?

Mr. SLEEPER. Yes, sir; but this was a business proposition so far as I am concerned. We had lots of vacant land not only on this estate, but on two adjoining estates, and the road that taps one taps the others; in fact, it went right through the Piedad estate, which is nearer Manila than the Tala estate.

Mr. MADISON. As a business proposition, taking into consideration the large amount of money that would be required to build roads and to build bridges through and on that estate, how can you figure out any profit to the Government?

Mr. SLEEPER. Because it was a dead loss at all times unless the estate was occupied and cultivated.

Mr. MADISON. Would it not be a dead loss, as a matter of fact, so far as the Philippine Government was concerned, in recouping the money which it had originally expended, if it did carry out your aim or purpose to secure the building of a road to and upon this estate and the building of bridges?

Mr. SLEEPER. No, sir. It means the ultimate repayment to the Government of all expenditures.

Mr. MADISON. How would that be? How did you figure that?

Mr. SLEEPER. First, through sale of land, interest and administration expenses; second, through the land becoming more valuable, by reason of cultivation, and therefore higher taxes.

Mr. MADISON. Yes; but the purpose of this sale, as I understand it, or one of the justifications that is urged in the sale of this friar land in larger quantities than the amount limited in the organic act is that the land ought to be sold and the money obtained.

Mr. SLEEPER. Yes, sir.

Mr. MADISON. All right. Of course I do not know, and I do not presume you know, the amount of money that will be required for those roads and bridges. If you do, I would like to have you state it; but certainly it would be a very great sum, and under those circumstances how would the Philippine Government get back very much money from this estate to pay those bonds?

Mr. SLEEPER. It would get all the money back from this estate as it became cultivated and Mr. Carpenter carried out his lease.

Mr. MADISON. But you would have to put about the same money back into bridges, would you not—or the Government would?

Mr. SLEEPER. No; as a matter of fact, I obtained an appropriation of \$2,000 gold to assist in building that road, and the road through there up to the estate has pretty nearly been constructed and they are working on it now.

Mr. MADISON. How many thousand dollars would it cost to actually put in a good road, with bridges, to and on that estate?

Mr. SLEEPER. I have not those figures.

Mr. MADISON. Then you have carried out in part your promise to this man that you would use your official place and position and influence to obtain the building of roads and bridges to and on his estate?

Mr. SLEEPER. Yes. That had been partially carried out prior to entering into this lease. I had already made several reports and obtained appropriations for the building of roads, and so forth, and the improvement of roads on this and other estates.

Mr. MADISON. There is no limitation here as to the number of roads that you would build on this man's estate, nor the number of bridges, is there?

Mr. SLEEPER. No, sir.

Mr. MADISON. What was your purpose—

Mr. SLEEPER (interrupting). To allow him to get out his products, so he could sell them and make enough money to pay the increased rate when he did make a profit from his land.

Mr. MADISON. If the Government did build roads and bridges to and on his estate to such an extent as to afford him a convenient means of exit, he would have a pretty good estate, would he not?

Mr. SLEEPER. No, sir.

Mr. MADISON. Why not?

Mr. SLEEPER. Because the land is not good, in my opinion.

Mr. MADISON. What is the land covered with now?

Mr. SLEEPER. The cogon grass, the ilang-ilang tree, weeds, and things like that, except the portions actually cultivated.

Mr. MADISON. What is cogon grass?

Mr. SLEEPER. It is a very heavy tropical grass.

Mr. MADISON. It is a grass that only grows in a very rich soil, is it not?

Mr. SLEEPER. Not to my knowledge. I have seen it on some very poor soil.

Mr. MADISON. As a general thing it is a grass that grows on a rich soil, is it not, and where it grows luxuriantly it does indicate a rich soil?

Mr. SLEEPER. Yes, sir; I presume that is true.

Mr. MADISON. This is the cogon grass, according to your statement?

Mr. SLEEPER. Yes; it is cogon grass.

Mr. MADISON. Therefore the soil is a rich and heavy soil?

Mr. SLEEPER. No, sir; the soil is not rich or heavy, but is very thin.

Mr. MADISON. Why does the cogon grass grow there?

Mr. SLEEPER. I do not know why it grows there. It is there, because I have been out in it.

Mr. MADISON. What is that?

Mr. SLEEPER. It is there, because I have been out in it. Also, the soil is—

Mr. MADISON (interposing). You do not think that is indicative of a good soil?

Mr. SLEEPER. No, sir.

Mr. HAMILTON. Find out what this cogon grass is.

Mr. MADISON. I think I understand what cogon grass is.

Mr. DOUGLAS. He says it is a coarse tropical grass.

Mr. HAMILTON. Find out whether it grows thickly on the ground and whether it is valuable for pasturage.

Mr. MADISON. All right.

Mr. SLEEPER. So far as I know, it is absolutely useless and a hindrance to cultivation.

Mr. MADISON. But there are a great many grasses that grow in that way that do indicate, as a matter of fact, a good soil—weeds, for instance, grow on very good soil.

Mr. SLEEPER. Yes, sir.

Mr. MADISON. I want to ask you if where this cogon grass grows it is indicative of a former clearing?

Mr. SLEEPER. I think as a rule it is.

Mr. MADISON. You stated that yesterday, did you not?

Mr. SLEEPER. Yes, sir; in relation to Mindoro. I think I stated that.

Mr. MADISON. Then, with reference to Luzon?

Mr. SLEEPER. Yes; I should say it is indicative of a former clearing.

Mr. MADISON. Then a portion of the land that this gentleman bought is land that had been formerly cleared?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. Cleared of the timber?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. Do you know why it was abandoned?

Mr. SLEEPER. It was abandoned, as I understand it, during the insurrection on account of conditions in the country at that point, which was a place where all the bad men passed through on their way to the northern Provinces.

Mr. MADISON. That condition no longer exists, of course?

Mr. SLEEPER. Not to a large extent, but there have been in the last few years bands of what we call "robbers" wandering up through that country.

Mr. MADISON. But you have provided against that by specially providing to give this man police protection?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. Has that police protection been afforded?

Mr. SLEEPER. I believe it has.

Mr. MADISON. Did you write into any other person's lease a provision as to police protection?

Mr. SLEEPER. No, sir.

Mr. MADISON. You, of course, regard that you are, yourself and your office, pledged and bound by that promise to provide police protection, if you can secure it, and also the building of roads and bridges on and to that estate?

Mr. SLEEPER. Yes. I might say that we also did the same work for other estates to a larger extent than for this estate, however.

Mr. MADISON. That is all I care to ask at this time. I would like to see that lease, however.

Mr. FURNES. I would like to ask this question: How do you arrive at the cost of land upon which to base a selling price or the price of leasing it? Is the friars' land divided up, giving each section having certain fertility or value a proportionate cost against that section?

Mr. SLEEPER. The friar lands, after we have discovered the areas of the various parcels within the estate, are turned over to a committee consisting usually of one man from my office, one man from the estate, and one man an outsider, a Filipino, who has had some

experience in the classification of land. They are given the plans and told to go upon the land and classify each parcel of land according to its value. They usually classify the dominant class of land on the estate as 100 per cent, and from that they work up and down.

Mr. FORNES. In other words, a commission is appointed to appraise the value of the land?

Mr. SLEEPER. Exactly; to appraise the classification, not the value. The value is obtained after we know the classification of the various parcels, and having all the expenses added to the original cost.

Mr. DOUGLAS. That is, the original cost to the Filipino Government, with the interest and expenses added, makes the total selling price?

Mr. SLEEPER. Yes, sir; and that is divided up proportionately, according to classification.

Mr. FORNES. Do you receive communications from other parts of the world from any people in relation to the purchase of these lands?

Mr. SLEEPER. I have had one or two inquiries, I believe.

Mr. FORNES. Then you worked upon the theory, in relation to the last parcel of land mentioned, leased to Mr. Carpenter, the same as they do in all parts of the world—as you make land economically and readily accessible, that land and the adjoining land increases in value?

Mr. SLEEPER. Yes.

Mr. FORNES. In other words, the same rule applies as does in any country—when land becomes accessible on account of railroad communication or transportation of any kind, it is presumed that the value of the land will increase to correspond with the additional outlay on the part of the Government?

Mr. SLEEPER. Exactly; yes, sir.

Mr. HAMILTON. Does this road reach any other public lands or any other estates than this particular Tala estate?

Mr. SLEEPER. Yes, sir.

Mr. HAMILTON. Then the improvement of the road—

Mr. SLEEPER (interrupting). It runs by the Piedad estate, which is between Manila and the Tala estate, and also opens up some land that is beyond, beyond the Tala estate, which is public land, when it is eventually continued on through.

Mr. HAMILTON. Then the building of this road would not be with sole reference to this particular estate?

Mr. SLEEPER. On the contrary, it was intended to open up both of these estates, the Tala estate and the Piedad estate.

Mr. HAMILTON. What is the basis of classification of the lands—first, with reference to the kinds of crops that may be grown?

Mr. SLEEPER. Yes, sir.

Mr. HAMILTON. For instance, sugar land?

Mr. SLEEPER. Yes, sir; irrigated ranch land is probably the most expensive land we have there.

Mr. HAMILTON. Somewhat on the basis of the classification in the Hawaiian Islands, where they divide their lands down near the seashore, known as rice lands, and they are known as rice lands—

Mr. SLEEPER (interrupting). That is similar to our classification.

Mr. HAMILTON. And a little farther up, pasture lands, and so on?

Mr. SLEEPER. Yes, sir.

Mr. HAMILTON. And sugar lands?

Mr. SLEEPER. Yes, sir.

Mr. HAMILTON. Then you fix a value with reference to the kind of crops that may be grown upon these lands, and their location?

Mr. SLEEPER. Yes, sir.

Mr. GRAHAM. None of these lands turned over under this lease were applicable to rice culture, were there?

Mr. SLEEPER. Small portions were; the hollows were used for rice culture, and also they had used some of the uplands for rice culture; what they call uplands rice.

Mr. GRAHAM. How about sugar?

Mr. SLEEPER. I do not believe any of this land is good sugar land. I do not know whether it has ever been used. I never heard of any of it being used for sugar cane.

Mr. HAMILTON. What is it good for, this particular land?

Mr. SLEEPER. It is good for the growth of trees, like the ylang-ylang and some other trees, for instance, the cotton tree, although there are very few out there.

Mr. HAMILTON. What is the commercial value of these trees you speak of?

Mr. SLEEPER. They are not commercially valuable, even the ylang-ylang, at the present time. The cotton tree is perhaps more valuable, although I do not know.

Mr. HAMILTON. What is the ylang-ylang tree?

Mr. SLEEPER. It is a flowering tree, the flower of which is used to make the basis of perfume.

Mr. GARRETT. What has Mr. Carpenter done on this estate in the way of cultivation?

Mr. SLEEPER. He has cultivated under the pasturage clause of his lease, I think, about 400 hectares.

Mr. GARRETT. What did he do—what did he do to reduce it to pasturage?

Mr. SLEEPER. He built a fence and put his cattle on it.

Mr. GARRETT. Do they pasture on the cogon grass?

Mr. SLEEPER. The cogon grass, when it first starts up, they eat, but after it has gotten up it makes very poor pasturage.

Mr. GARRETT. What do they pasture on after that?

Mr. SLEEPER. Whatever there is there.

Mr. GARRETT. What is there?

Mr. SLEEPER. Weeds and small grasses around the hollows. In the shade I presume the cogon grass never gets high enough—I do not think it is even good pasture land myself.

Mr. GARRETT. How do you determine whether he has reduced it to cultivation or not? What is your criterion for that?

Mr. SLEEPER. He submits a statement, and we go out and look it over. I send an inspector out to find out about how much he has worked.

Mr. GARRETT. Do you mean the fencing determines whether it has been reduced to cultivation?

Mr. SLEEPER. If he has fenced it and got the cattle on it, a reasonable amount of cattle, we say it is cultivated. Other parts of it are cultivated and in rice through himself or some of his people. He has cultivated rice and other products—trees, for instance.

MR. GARRETT. How do you determine whether a suitable amount of cattle are on it?

MR. SLEEPER. I leave that to the inspectors who go on the land.

MR. GARRETT. How do they determine it?

MR. SLEEPER. By the customs of the country, and whether the cattle are in good shape. If they are in good shape, it is determined it is all right. If they are not in good shape, he could use more land for the same amount of cattle.

MR. GARRETT. Can you give us any idea about this? Under his lease he is to cultivate 300 hectares the first year.

MR. SLEEPER. Yes.

MR. GARRETT. How many cattle did he put on that the first year?

MR. SLEEPER. I do not remember. I saw a bunch of 50 at one time, I think, out there, and I know he has bought others since that time. I think he has about 200 cattle out there at this time, and I think it takes about 2 hectares or so to an animal at the present time.

MR. GARRETT. Two hectares to the animal?

MR. SLEEPER. Yes; I should judge so, for that land.

MR. GARRETT. And in addition to that he had developed some rice land?

MR. SLEEPER. He developed rice lands. He has lots of trees planted out there all around over the estate at the different points. This land of his is not all contiguous. It is scattered around, because he was compelled to take lands that were unoccupied, all over the estate.

MR. GARRETT. So it is not simply one fence that is inclosing it?

MR. SLEEPER. No. In fact, this roadway proposes to run through the middle of it, and cut him up, so he has not been able to fence all of it as he desired.

MR. GARRETT. What province is the Piedad estate in?

MR. SLEEPER. That is in the Rizal Province, also.

MR. GARRETT. How near to Manila?

MR. SLEEPER. The boundary of the estate must come within 5 miles of Manila.

MR. GARRETT. How much of that has been taken up?

MR. SLEEPER. Ninety-four per cent.

MR. GARRETT. How much of the 94 per cent was taken up by the occupants?

MR. SLEEPER. No, not occupants.

MR. GARRETT. None of it?

MR. SLEEPER. About 1,000 hectares have been taken by Filipinos who were not former occupants.

MR. GARRETT. Filipinos who were not former occupants?

MR. SLEEPER. Yes, sir.

MR. GARRETT. How large was the estate?

MR. SLEEPER. The estate contains 9,650 acres.

MR. GARRETT. How much of that is taken up by occupants?

MR. SLEEPER. I think about 6,500 acres have been taken by the former occupants.

MR. GARRETT. How much by Filipinos who were nonoccupants?

MR. SLEEPER. The balance of the estate up to the 94 per cent of the total area?

MR. GARRETT. None of it taken up by people who were not Filipinos?

Mr. SLEEPER. I think not. I think there are no others than Filipinos who took any land on that estate.

Mr. GARRETT. What kind of agriculture is the estate devoted to?

Mr. SLEEPER. Rice culture and some vegetables.

Mr. GARRETT. What means of communication has it with Manila?

Mr. SLEEPER. They have three roads that enter Manila in various ways.

Mr. GARRETT. Is there any water communication?

Mr. SLEEPER. No, sir; the roads are in very poor shape.

Mr. GARRETT. How much of the land was taken up after the roads were constructed—after this particular road was constructed for which you got an appropriation—the road to the Tala estate, running through the Piedad estate?

Mr. SLEEPER. This road has not been altogether constructed yet. We have made some improvements on it, so they could get over it with their crops at various times, but the real road is still under construction.

Mr. GARRETT. What bearing has the construction of that road on the sale of lands in the Piedad estate?

Mr. SLEEPER. It has assisted materially, because it was published and known the Government was to construct a road there.

Mr. GARRETT. It was in anticipation?

Mr. SLEEPER. It was in anticipation, because those people were absolutely shut in with their products from getting them to market. Everything had to be carried by the women and men on their heads into Manila before they fixed these roads.

Mr. GARRETT. Where is the Muntinlupa estate?

Mr. SLEEPER. It is in the Province of Rizal, adjoining the Province of La Laguna, up on Laguna de Bay.

Mr. GARRETT. Has that water communication with Manila?

Mr. SLEEPER. Yes, sir.

Mr. GARRETT. How large is that?

Mr. SLEEPER. 7,067½ acres.

Mr. GARRETT. How much of that has been taken by occupants?

Mr. SLEEPER. A small portion of that has been taken by occupants. The land up there is very poor. It was considered the poorest estate the Government bought, except the low-lying rice lands right along the lake front, which were occupied and taken by the occupants, but the balance of the land in the interior—

Mr. GARRETT (interposing). You are referring to the low-lying lands along the lake in this estate?

Mr. SLEEPER. In this estate, yes, sir. They were taken up. Although not first-class rice land, they did raise one crop of rice a year when they had water enough. There is a small irrigation system there, but the majority of the lands were vacant and unoccupied by the former tenants.

Mr. GARRETT. I wish when you have time you would put into the record the amount of land in the Muntinlupa estate that has been taken up by former occupants, and the amount that has been taken up by the Filipinos who were not occupants, and the amount taken up by other people who were not occupants.

Mr. SLEEPER. Yes, sir.

Mr. GARRETT. Referring to Tala estate, how much of the land leased by Mr. Carpenter was later asked for by Filipinos?



Mr. SLEEPER. Eight thousand nine hundred and fifty-eight acres.

Mr. GARRETT. Those were not former occupants?

Mr. SLEEPER. No, sir.

Mr. GARRETT. What was done in regard to those acres?

Mr. SLEEPER. They were sold to the people that applied for them.

Mr. GARRETT. Mr. Carpenter did not insist, in regard to those, on the provisions of paragraph 3, did he?

Mr. SLEEPER. No, sir. Mr. Carpenter's original intention was to take a small tract of land, but we induced him to take a large tract of land, and he was, in my opinion, quite glad to give up some of it, as he was under obligations to go ahead and spend money to cultivate it.

Mr. GARRETT. What character of land did the Filipinos take?

Mr. SLEEPER. Naturally it was the best land they could find. I never examined the particular parcels, and only know what my inspectors told me, that some of the land Mr. Carpenter had thought would be good land they had taken and asked for, and Mr. Carpenter had agreed to let them take it.

Mr. GARRETT. When did they ask for it?

Mr. SLEEPER. About the time that we announced the estate would be ready for sale at a given date.

Mr. GARRETT. To what were you referring then—the sale to him?

Mr. SLEEPER. No; we publish notices throughout the towns when these estates are ready for sale, so the tenants can come in and sign their papers and change their leases, or any new ones can come in who desire to purchase land or lease it.

Mr. GARRETT. At that time how much cultivation had Mr. Carpenter?

Mr. SLEEPER. I do not know; I can not say how much it was at that time.

Mr. GARRETT. Had the fact that he had taken up the land anything to do with the desire of the Filipinos to take up the land?

Mr. SLEEPER. In my opinion that is the only reason we got that estate over 25 per cent occupied to-day.

Mr. GARRETT. Why do you say that, please?

Mr. SLEEPER. For the simple reason that it was impossible to induce any Filipinos to go out there and take up the land, and the former occupants were not there and were not to be found, and, as we calculated three years ago, only 20 per cent of the land was occupied and the balance we could not find anybody for. The people would not go there. They were afraid of the conditions that existed. The roads were poor, and there was not police protection at that time, and they would not take up the land. That is one of the reasons.

Mr. GARRETT. Do you attribute this taking up of these lands to encouragement to the Filipinos given by the fact Mr. Carpenter entered into this lease?

Mr. SLEEPER. Absolutely, because the Filipino believes if an American wants a piece of land it must be good land, and therefore he would like to have it if he can get it, which is quite natural.

Mr. GARRETT. That is the same all the world over.

Mr. SLEEPER. Yes, sir.

Mr. GARRETT. What land has Mr. Carpenter that the Filipinos have asked for that has not been sold to the Filipinos?

Mr. SLEEPER. None, to my knowledge.

Mr. GARRETT. Have you a map of the Tala estate?

Mr. SLEEPER. Yes, sir.

Mr. GARRETT. I will ask that you present that for the inspection of the committee.

Mr. SLEEPER. You want just one single map, or do you want the 30 or 40 sheets that comprise the parcel survey?

Mr. GARRETT. One map, so we can see it in its entirety.

Mr. SLEEPER. Yes, sir.

Mr. GARRETT. One of your ways of advertising this estate was by prospectus, I understand?

Mr. SLEEPER. I got out a prospectus of the San Jose and the Isabela estates; yes, sir.

Mr. GARRETT. Did you get out any of the Tala estate?

Mr. SLEEPER. No, sir. There was no reason for it at the time.

Mr. GARRETT. When did you get out these prospectuses of the San Jose and Isabela estates?

Mr. SLEEPER. San Jose, I think, about three years ago, the first prospectus; the Isabela, I think, a year and a half or two years ago.

Mr. GARRETT. Can you furnish the committee copies of those prospectuses?

Mr. SLEEPER. Yes, sir.

#### THE SAN JOSE FRIAR ESTATE, MINDORO ISLAND, P. I.

*Situation and area.*—This estate is situated on the southwest coast of the island of Mindoro. Pandarochan, one of the towns on the island, about 2 miles from the southern boundary of this estate, is about 165 nautical miles from Manila, 168 nautical miles from Iloilo, and 265 nautical miles from Cebu. The estate has a sea frontage of about 13 miles on the Straits of Mindoro and extends inland about the same distance. The area is 22,941 hectares and 80 ares, or about 55,555 acres. The beach is almost a straight line from one end of the estate to the other. The blueprints show (a) the location with relation to the island of Mindoro and (b) the topographical features of the estate.

*Terrain.*—Comparatively level ground extends inland from the beach about 4 miles. South of the Bugsanga River a large, low, flat prairie stretches to the southern boundary of the estate and extends inland from the beach in almost a level plain, where the soil is very rich.

*Accessibility.*—Deep water is within a short distance of the shore, but the nearest harbor to the estate is at Pandarochan, on Mangarin Bay, about 2 miles from the southern boundary of the estate, which is under the protection of a tongue of land, making a perfectly safe harbor at any season of the year.

*Population.*—The number of people living on the estate, other than Manguanes (one of the wild non-Christian tribes), is approximately 300. These people were brought, when the estate was purchased by the Recoletos, chiefly from Zambales and a few of them from the Calamianes Islands, to work on the estate. They were promised carabao and other things necessary to work the fields and have been required to pay a small rental to the friars as evidence that they have no claim or right to live on the estate. The houses in which they live at present were constructed by them with materials from the estate.

*Drainage and irrigation.*—Two large rivers pass through the estate, and there are a number of smaller river systems which have their source within the estate.

Owing to the forest through which pass the tributaries of the Romban River system, and which conserves through successive seasons the drainage of the divide, this stream had quite a considerable flow during the entire year. At a point about a mile and a quarter from its mouth, and where it is considerably below the limits of the tidal flow, the depth of water can seldom be less than 8 to 10 feet, and it is fully as great the entire distance from here to the outlet, which could admit boats of some size at high tide.

During the extraordinary dry season of last year, which was the severest drought Señor Sanz, a former administrator for the friars, had ever witnessed in Mindoro, the Lumintau River had a flow of about 2½ feet deep and 30 to 40

meters wide. The Bugsanga had still a larger flow. There are some six rivers in addition to these two which never dry up and would be useful for irrigation. (Several of these are branches of the larger rivers.)

A canal would irrigate the large tract of land west of the Romban River. This canal would draw its supply from the Lumintao River and would pass through the range of hills which form the left bank of the river 5 miles above Mangaran, requiring a cut of about 14 meters through a small saddle connecting the hills. At the point where the canal would draw its supply the river has an elevation of 30 meters above high tide. A log dam to divert the stream into the canal could be built at a small expense, there being an abundance of timber in the vicinity.

*Soil.*—The soil is very good and suitable locations and soils can be found for all classes of Philippine plants, especially for sugar cane, rice, and hemp. One of the best localities for cultivation is the land adjoining the Romban and Canual River systems. Other good locations may be found in the eastern part of the estate. Land north of the Lumintao could be used for planting sugar cane and rice. Portions of the divide between the Lumintao and Bugsanga River systems might be found suitable for cultivation.

*Climate.*—The rains practically end early in November, although there are some showers during that month. After that they cease almost entirely until May, during which month there are thunder showers at considerable intervals. The rains usually begin in earnest about the middle of June, although in some years they begin the first of June and others not until the end of July. There is, therefore, a well-marked dry season, which is nearly coincident with the dry season in Manila. When the rains begin they are quite heavy. It sometimes rains for a week or two at a time without stopping. Ordinarily, however, at comparatively frequent intervals, there are periods of two or three days during which it does not rain. During the month of August there is a "veranilla" (Indian summer). The southwest monsoon is practically contemporaneous with the rains.

*Timber.*—Good timber can be found both in and outside of the estate. Molave of superior and inferior qualities and ipil can be obtained. The better classes of timber are to be found in the forest west of the divide.

*Agricultural possibilities.*—Cotton is found growing wild on the estate. At present, with the exception of a very small quantity of corn and "palay," nothing is planted.

Referring to his experiments with various crops on the estate, Señor Sanz, the former administrator, says that "palay" was planted and the crop was estimated at 100 for one, i. e., 100 cavans of rice for every cavan of seed. He is of the opinion that if the rice were properly sown and cultivated this might be increased to 120. He obtained 220 heads from a single grain of rice in one instance. He had about 3 hectares under cultivation.

He says he had a garden near his house where he grew all sorts of vegetables, including fine potatoes and onions. From 1 picul of onions he obtained 11 piculs. He also grew lettuce and very fine tomatoes. All kinds of beans grew exceptionally well; also peas and very fine peppers. Muskmelons and watermelons produced so abundantly that a steamer load of watermelons were shipped to Manila.

Coffee was planted, and when he was taken away as a prisoner, during the insurrection, he says the trees were loaded with their first fruit—four years after planting. The trees were destroyed during the war, but there was never any disease among the bushes.

Lemons were grown successfully from seed brought from the Caroline Islands. The lemons were large, thin-skinned, with few seeds, and had an abundance of juice. The trees produced heavily, and could be seen with flowers and fruit at the same time throughout the greater part of the year.

Oranges and grape fruit were also grown very successfully. The trees were large and loaded with fruit. The oranges were raised from seed brought from China. Trees were not introduced.

He says he has not tried abacá, but that cacao would be certain to grow, as it has done well in the neighboring town of Irion, and thinks it would grow on this estate with irrigation. Without irrigation it would be necessary to plant it where the soil is damp.

He planted some 50,000 coconuts. The nuts were germinated by clearing an extensive area in the forest where there was plenty of shade. The nuts were watered about once a week, and kept in this place, approximately, a year before being transplanted, in order that the small trees might reach considerable size.

They were planted in rows parallel with the beach, at a distance of 10 meters from each other in both directions. They were planted in 16 rows and protected with a wire fence on the interior, but no fence was put on the beach. Beginning at Point Bojo, the rows extended to the river Bugsanga. Others were afterwards planted in San Agustin. The first ones were destroyed by the insurrectos during the war. Some 50 of the 17,000 planted at San Agustin remain, and have now produced beautiful trees. Sixteen thousand were planted in the vicinity of Mangarin. The trees grow extremely well. Up to the time Señor Sanz was made a prisoner by the insurrectos he says the trees were not attacked in the slightest by insects.

Maguey grows in four places. The one nearest the town is called Camillo; another is Lumintao; another place is Cajanti, near the river Bugsanga; and another on the other side of the river Lumintao, near the small river called Ayayos.

Tobacco plants put in cultivated ground as an experiment grow tall and with beautiful leaves.

*Animal industries.*—Two thousand three hundred and seventy-six head of cattle were bought from José Ladesma. Of these there were 842 cows ready for breeding. The increase for that year was 828. The second year the increase was 1,259. The third year the increase was 1,848. The fourth year the insurrection came and all except a few wild ones were carried off.

Large bulls were brought from Australia and Spain and put on the estate. They did well, and the difference in the calves was immediately noticeable. Cows from Australia and Spain were never tried. The weak and undersized females were disposed of and only the large ones were kept.

Señor Sanz says that at one time, when in Agutaya, he bought 150 cattle and 17 carabao. They were small, wretched animals, owing to lack of food and also to lack of water there. After bringing them to Mangarin the cows were bred to large bulls and the animals produced were magnificent—among the best there were ever on the estate. The same thing happened with horses. Some horses were bought for 6 or 8 pesos each, which were thin and almost worthless. They almost doubled in size on good pasture with plenty water. The horses bred here also did splendidly while merely on pasture. A pair of large black horses were brought from Manila to breed to the mares, and at the time of the insurrection there were some 20 pairs of splendid horses ready to break. The animals are pastured on cogon. When it is dry another grass comes up, which makes good pasture, but they are particularly fond of the fresh cogon, which springs up after the fields have been burned. The ground is very rich and the cogon grows very well in the dry season.

There is no doubt that for cattle raising few localities could be found better than this estate. It has an abundance of grass of good quality, and water can be found all over the estate. The mountains and hills, which extend almost completely around the estate, form a natural barricade.

*Labor.*—There is very little labor on the estate, and if any considerable number of laborers is required they can be brought from other islands.

*Value of agriculture.*—The agricultural possibilities of this tract of land are probably unequaled in the Philippine Islands, under proper management and control. The climate, the soil, the topography of the land, and the fact that the friars obtained this concession from the Spanish Government are proof sufficient to warrant the statement that there is no better tract of land for agricultural purposes in the Philippine Islands.

#### THE ISABELA FRIAR ESTATE.

##### PROVINCE OF ISABELA, ISLAND OF LUZON.

*Location and area.*—The Isabela estate is situated in the municipality of Cauayan, province of Isabela, island of Luzon, and on the Magat River, which divides the estate into two parcels. The Magat River is the main branch of the Cagayan River. The southern boundary of the estate is approximately 4 miles from the población of Cauayan, which is located on the Cagayan River about 100 miles from its mouth. This river is navigable for boats drawing not more than 22 inches of water to Cauayan. The nearest seaport is Lalloc, distant about 100 miles, near the mouth of the Cagayan River. The estate is about 11 miles long from east to west and 7 miles wide from north to south, and contains an area of 19,891 hectares, or, say, 49,727 acres.

*Terrain.*—There are about 3,000 hectares of level land on the islands pertaining to the estate in the Magat River. Along its esteros this land is covered with brush and small timber. The balance of the estate, with the exception of about 1,000 hectares of hilly land in the northwest corner of the estate, is level prairie. The soil of all the level land is rich and deep.

*Population.*—There are at present, not including the Kalingas—one of the non-Christian tribes—only 63 families, or between 300 and 400 persons, now living on the estate. These families occupy about 50 hectares of land, and are engaged in the cultivation of tobacco, sugar cane, rice, corn, and vegetables, and will probably purchase their respective holdings when given the opportunity. There are approximately 600 Kalingas living on the estate along the Magat River and on the islands in the river, who live by fishing and hunting and who periodically make cañigins or clearings in the brush or timber and plant rice, corn, tobacco, and vegetables, usually for their own consumption. They are engaged in the manufacture of mats out of the wild banana, which grows on the islands in the river in great profusion. These mats are sold to tobacco planters and used for the purpose of covering bales of tobacco.

*Drainage and irrigation.*—The Magat River, which passes through the estate from the southwest to the northeast, is the largest river on the estate and has several tributaries on both sides. This river rises in the heavily forested mountains of Nueva Viscaya, but is not navigable except during the rainy season, as it has a very great width and is very shallow, and it is very difficult of navigation even in the rainy season on account of the swiftness of the current. None of the rivers on the estate dry up, and nearly all could be used for irrigation purposes. The bed of the Magat River is about 16 feet below the level of its banks, and it is possible to tap this river above the point where it enters the estate and obtain sufficient water to practically irrigate the whole estate. There is at present a small dam on the Macañacao which, with slight repairs, would divert all the water from this river, and which, it is estimated, would in the dry season irrigate about 1,000 hectares of land. Irrigation throughout the estate appears feasible and easy owing to the gradual slope of the land and the absence of hills, except in the northwest corner.

*Soil and agricultural possibilities.*—It is estimated that there are 9,000 hectares of the best class of tobacco land that exists in the Cagayan Valley on this estate. This land lies along the banks of the Magat River and its esteros and upon the three large islands formed by various branches of the river. Approximately 5,000 hectares of the land is annually overflowed during the months of October and November, and a rich sediment is deposited on the soil which is very valuable for tobacco culture. A crop of corn followed by a crop of tobacco can be raised annually on this land. Four thousand hectares which is not overflowed is first-class tobacco land, and is also excellent land for the raising of sugar cane and rice. There are 9,000 hectares of land lying on both sides of the river at a short distance from its banks which is not overflowed, where excellent crops of sugar cane or rice can be raised, and it is also believed that this land, with proper cultivation, would produce first-class tobacco. It is estimated that 14,000 hectares of this estate could be worked with steam plows, the land being level and unbroken by arroyos or gulleys, as is the case in most parts of these islands. There is an abundance of timber near at hand which could be used for fuel. The hilly land in the northwest corner of the estate is covered with cogon and other grasses and makes excellent grazing ground, there being an abundance of water and plenty of shade. The raising of cattle throughout the Cagayan Valley has in the past been successful, the grasses proving excellent feed for animals.

*Climate.*—The climate consists of a long rainy season, followed by a season of showers and a dry season of about three months. The rainy season ends in November, and from December to April there are frequent light rains. The rainy season begins in May and during May and June there are frequent showers, while from July to October there are usually heavy rains, December, January, and February being relatively dry and cool, but during these months a very heavy dew falls, and even in the driest season there appears a great deal of moisture on the ground.

*Timber.*—There is no good timber, except for fuel, on the estate, but in the mountains a few miles up the Magat River there appears to be an abundance of good timber which can be rafted down the Magat River during the months of July and August, and such timber can be used for building purposes. Concessions for cutting may be obtained from the Bureau of Forestry.

*Labor.*—There is no labor to be found on the estate nor, in fact, anywhere in the Cagayan Valley. It would therefore be necessary to import labor from other parts of the islands, which has been done by tobacco planters in some parts of the valley. These laborers are brought from Ilocos or the Visayas.

*Value for agriculture.*—It is believed that the agricultural possibilities on this tract of land are unequaled in the Philippine Islands, under proper management. The climate, the richness and depth of soil, topography of the land, which admits of the use of the latest improved machinery under the best possible conditions, and the possibilities of irrigation at small expense, insuring the annual crops, although there is no very pronounced dry season and the better class of crops may be raised without the necessity of irrigation.

The Cagayan Valley, and particularly the province of Isabela, produces the best tobacco grown in the Philippine Islands, and the soil on this estate compares favorably, if it does not excel, the best tobacco lands in the province of Isabela. That they have not heretofore been occupied and cultivated has been due to the lack of population. The friars were beginning the colonization of the estate when the insurrection began against the sovereignty of Spain.

*Terms of sale.*—The value of this estate on January 1, 1909, to the Government of the Philippine Islands was ₱422,430, and the estate or any portion thereof, with the exception of the 50 hectares occupied by planters and the 300 or 400 hectares occupied by Kalingas, will be sold for cash on the basis of the price mentioned, or for cash at any future date for such sum, plus 4 per cent interest thereon from February 1, 1909, to date of sale; or the estate or any part thereof will be sold on a basis of 23 equal annual installments, with interest on deferred payments at the rate of 4 per cent per annum; or a lease for the estate or any portion thereof for three years will be granted at a nominal rental of 5 per cent of the value of the portion desired, with the option of purchase at the end of three years from January 1, 1909, for the price above mentioned, in 20 equal annual installments, with interest on deferred payments at the rate of 4 per cent per annum. In case the lessee fails to purchase after three years lease, all improvements made on the estate will become the property of the Government of the Philippine Islands. The estate has been classified and surveyed. However, if it is necessary to resurvey into parcels, the cost of the resurvey must be paid by the lessee or purchaser, as the case may be.

There is inclosed herewith a blueprint showing the location of the estate with reference to the Philippine Islands, and a plan of the estate as surveyed.

Further information may be obtained at the bureau of lands, Manila, P. I.

*Director of Lands.*

*Inclosures:* One blueprint showing location of the Isabela estate; 1 blueprint of Isabela estate as surveyed.

Mr. GARRETT. I see on page 10, of House Document No. 963, the following:

Emilio Aguinaldo has a special lease for 1,070 hectares on the Imus estate. One-year lease, rent at ₱0.40 per hectare per annum. Other conditions same as in regular leases.

Mr. SLEEPER. Yes, sir.

Mr. GARRETT. Where is the Imus estate?

Mr. SLEEPER. In Cavite Province.

Mr. GARRETT. Has he any privilege of purchase under his lease?

Mr. SLEEPER. Yes, sir. As I understand it, all tenants of the friar lands at the time of the passage of the last amendment to the friar-lands act have the privilege and the right to purchase.

Mr. GARRETT. Under the law, or because of the wording of the lease?

Mr. SLEEPER. Under the law.

Mr. GARRETT. Then it is not in the lease?

Mr. SLEEPER. No, sir.

Mr. GARRETT. But it is in the law?

Mr. SLEEPER. Yes, sir.

Mr. GARRETT. What is the character of that land that Aguinaldo has? Are you familiar with it?

Mr. SLEEPER. Yes, sir; I have been over it.

Mr. GARRETT. How far from Manila is it?

Mr. SLEEPER. About twenty-odd miles—21 or 22 miles.

Mr. GARRETT. What are the means of transportation?

Mr. SLEEPER. Very poor at the present time.

Mr. GARRETT. By boat to Cavite?

Mr. SLEEPER. No. There is a good road as far as Imus from Manila, and there is a railroad also into Imus from Manila, but from Imus up to the southern end of the estate, where this land is, the road is almost impassable, except in very dry season, when they go across the fields any way.

Mr. GARRETT. What is the character of that land?

Mr. SLEEPER. Part of it is good rice land and part of it sugar land—good sugar land, I should say—and the rice land part of it is irrigated.

Mr. GARRETT. This says "A special lease." Have you a copy of that lease?

Mr. SLEEPER. Yes, sir.

Mr. GARRETT. I ask that that be inserted in the record.

Mr. SLEEPER. I do not have it here at this moment. I will supply it later.

Mr. GARRETT. Have you also brought forms of the ordinary sale certificates?

Mr. SLEEPER. Yes, sir.

Mr. GARRETT. And the ordinary lease?

Mr. SLEEPER. Yes, sir.

Mr. GARRETT. I ask that those be incorporated in the record.

Mr. SLEEPER. I will furnish those also.

Mr. GARRETT. In addition to the San Jose estate, what request has Mr. Poole made of you in regard to lands in the Philippines?

Mr. SLEEPER. Personally, none.

Mr. GARRETT. I mean to you as Director of Lands.

Mr. SLEEPER. I mean Mr. Poole personally has not applied for any more lands.

Mr. GARRETT. In this House Document No. 963, to which I have referred, there is a report signed by you under date of May 5, 1910, in which you say:

Application for purchase of 930 hectares of public land in Mindoro has been made by the San Carlos Agricultural Co., E. L. Hamann, secretary, signed by Edward L. Poole, managing agent.

Mr. SLEEPER. Yes, sir. There are three such companies that he represents as agent, I believe.

Mr. GARRETT. Did he apply to you for public lands?

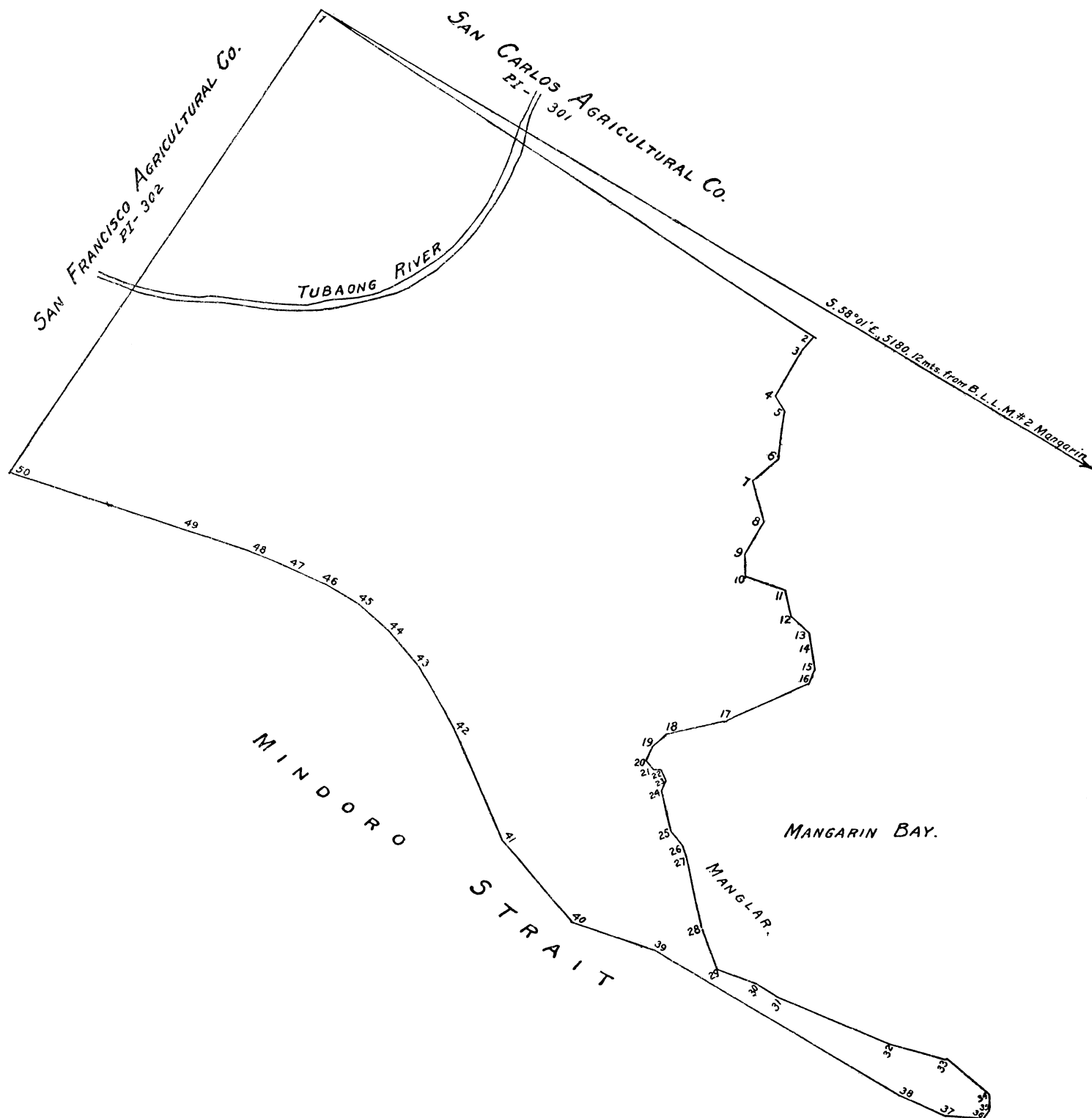
Mr. SLEEPER. He made the application which I have here; not personally, but for these companies.

Mr. GARRETT. He made it personally, or for the companies?

Mr. SLEEPER. For the companies, as I understand.

Mr. GARRETT. Did you have any conversation with him at those times?

Mr. SLEEPER. No, I did not; because he said that he had some companies in California that wanted some lands, and I told him all right,







on the southwest by the sea; and on the northwest by public lands applied for by the San Francisco Agricultural Co., situate in the barrio of Mangarin, municipality of Bulalacao, Island of Mindoro, Province of Mindoro, Philippine Islands, and containing an area of 830 hectares, ---- ares, and ---- centares; said tract conforming in shape to the requirements of section 11 of said public-land act, as indicated by the accompanying rough sketch.

2. To show that the qualifications required by law are possessed by the applicant, the following statement of facts is submitted:

3. The corporation on whose behalf this application is made is known as San Mateo Agricultural Company, and was organized under the laws of the State of California, and its principal place of business or main office is at San Francisco, Cal., and Mr. K. M. Nealon is in charge thereof in the capacity of secretary. A certified copy of the charter or articles of incorporation, and the required documentary evidence showing that the law governing the transaction of business in the Philippine Islands by foreign corporations has been complied with, are hereto attached and made a part hereof.

4. The corporation on whose behalf this application is made has never heretofore purchased any land or acquired any interest therein under the provisions of the public-land act No. 926.

5. No member of said corporation has ever purchased any land or acquired interest therein under said law.

6. The land owned in the Philippine Islands by said corporation consists of the following tracts of the following areas, and the same is all the land owned by said corporation in the Philippine Islands, viz: No land owned.

7. If the land herein applied for is awarded to said corporation, it is the intention of said corporation to occupy, cultivate, and improve the same as provided by law, and said land will not be sold or in any manner encumbered prior to the issuance of the patent therefor. The provisions of the public-land laws relating to purchases of public land by corporations, and the restrictions, limitations, and requirements of section 75 of the act of Congress of July 1, 1902, are understood and will be fully complied with by the applicant.

8. The undersigned has been upon and examined the land applied for, and it contains no indications of settlement or occupation, and to the best of his knowledge, information, and belief it is unoccupied, unreserved, unappropriated, nonmineral agricultural public land, contains no valuable deposits of coals or salts, and is more valuable for agricultural than forestry or other purposes.

EDW. L. POOLE.

(Signature of person swearing to application.)

SAN MATEO AGRICULTURAL Co.,

(Name of the corporation making application.)

By EDW. L. POOLE,

*Managing Agent.*

AFFIDAVIT.

PHILIPPINE ISLANDS, PROVINCE OF ———.

*Municipality of City of Manila, ss:*

9. I, Edw. L. Poole, the person making this application for the corporation aforesaid, first having been solemnly sworn, upon my oath depose and say: That I have read and understand the foregoing application; that I signed said application and this affidavit in the presence of the officer who swore me; that I am duly authorized by said corporation to make this application on their behalf; that each and every statement in said application is true and correct. So help me God.

EDW. L. POOLE.

10. Before me, at the municipality aforesaid, on this 2nd day of February, 1910, personally appeared Edw. L. Poole, personally known to me to be the person whose name is signed to the foregoing application, and in my presence he signed said application and subscribed and swore to the foregoing affidavit.

11. The affiant exhibited to me his cedula, which was No. F 1946, issued at Manila on the 4th day of January, 1910, which showed him at the date of said cedula to be 41 years of age, and a native of Monterey, California.

To all of which I certify.

EUGENE A. PERKINS,

(Officer authorized to administer oaths.)

*Notary Public.*

(Official title.)

Pfijese aquí un sello de rentas internas de á 20 centavos.

## THE GOVERNMENT OF THE PHILIPPINE ISLANDS.

## DEPARTMENT OF THE INTERIOR.

## BUREAU OF PUBLIC LANDS.

## SALES APPLICATION.

(By a corporation.)

Bureau of Public Lands No. 301, Entry No. 58. Local Land Office No. ----

1. Application is hereby made to purchase the following-described tract of land under the provisions of Chapter II of the public-land act, No. 926, viz:

Bounded on northeast by public lands purchased by the San Francisco Agricultural Co. and vacant public lands; on the southeast by vacant public lands, Mangarin Bay, homestead applications Nos. 7400 and 5582 by Mamerto de Mesa and Eugenio de Mesa, respectively, and the Labangan River; on southwest by public lands purchased by the San Mateo Agricultural Co.; on the northwest by public lands purchased by the San Francisco Agricultural Co., situate in the barrio of Mangarin, municipality of Bulalacao, Island of Mindoro, Province of Mindoro, Philippine Islands, and containing an area of 930 hectares, ---- ares, and ---- centares, excluding all homesteads; said tract conforming in shape to the requirements of section 11 of said public-land act, as indicated by the accompanying rough sketch.

2. To show that the qualifications required by law are possessed by the applicant, the following statement of facts is submitted:

3. The corporation on whose behalf this application is made is known as San Carlos Agricultural Co., and was organized under the laws of the State of California, and its principal place of business or main office is at San Francisco, Cal., and Mr. E. L. Hamann is in charge thereof in the capacity of secretary. A certified copy of the charter or articles of incorporation and the required documentary evidence showing that the law governing the transaction of business in the Philippine Islands by foreign corporations has been complied with are hereto attached and made a part hereof.

4. The corporation on whose behalf this application is made has never heretofore purchased any land or acquired any interest therein under the provisions of the public-land act, No. 926.

5. No member of said corporation has ever purchased any land or acquired interest therein under said law.

6. The land owned in the Philippine Islands by said corporation consists of the following tracts of the following areas, and the same is all the land owned by said corporation in the Philippine Islands, viz: No land owned.

7. If the land herein applied for is awarded to said corporation, it is the intention of said corporation to occupy, cultivate, and improve the same as provided by law, and said land will not be sold or in any manner encumbered prior to the issuance of the patent therefor. The provisions of the public-land laws relating to purchases of public land by corporations, and the restrictions, limitations, and requirements of section 75 of the act of Congress of July 1, 1902, are understood and will be fully complied with by the applicant.

8. The undersigned has been upon and examined the land applied for, and it contains no indications of settlement or occupation, and to the best of his knowledge, information, and belief it is unoccupied, unreserved, unappropriated, nonmineral agricultural public land, contains no valuable deposits of coal or salts, and is more valuable for agricultural than forestry or other purposes.

EDW. L. POOLE.

(Signature of person swearing to application.)

SAN CARLOS AGRICULTURAL Co.,

(Name of the corporation making application.)

By EDW. L. POOLE,

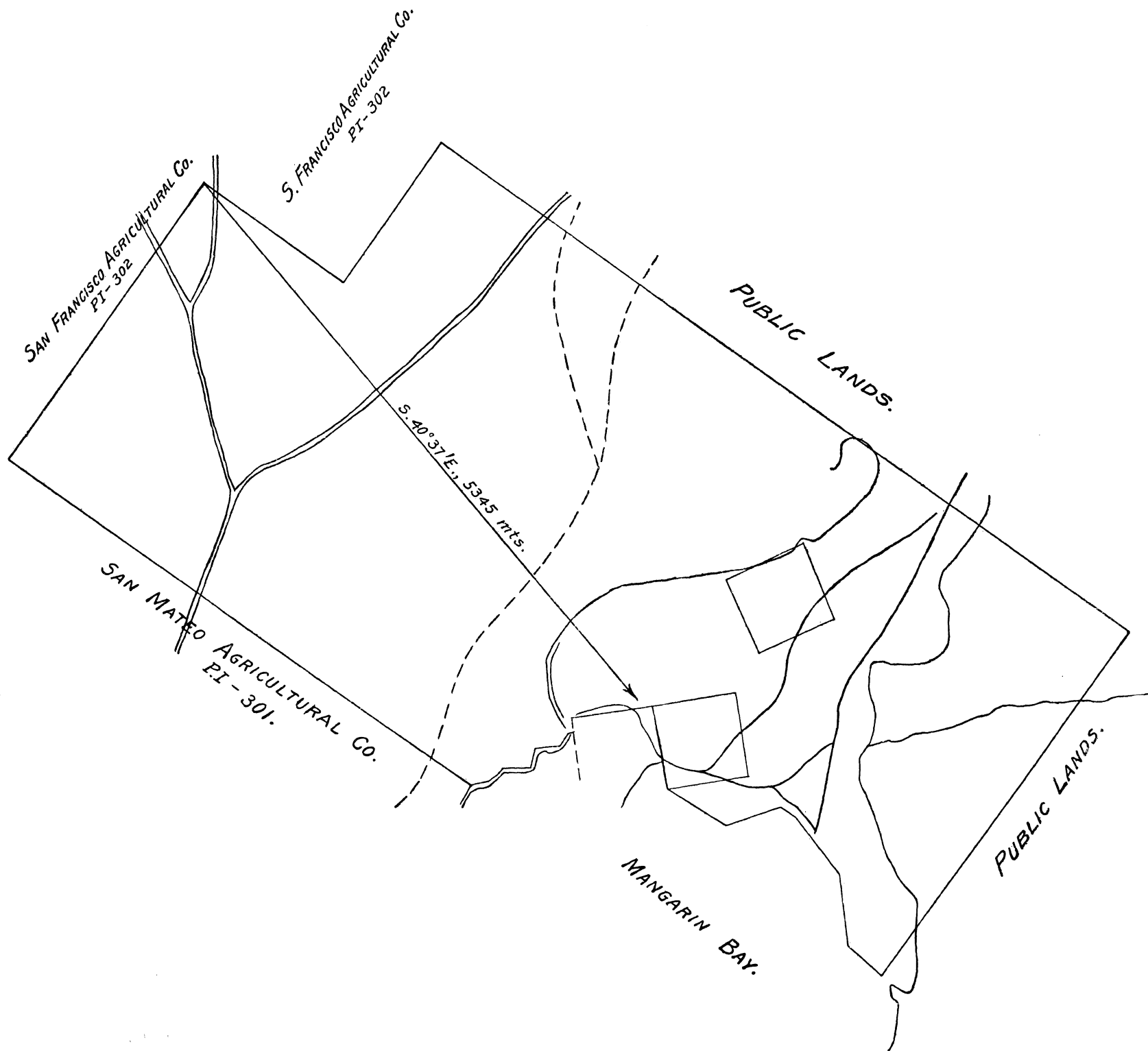
*Managing Agent.*

AFFIDAVIT.

PHILIPPINE ISLANDS, PROVINCE OF -----,

*Municipality of City of Manila, ss:*

9. I, Edward L. Poole, the person making this application for the corporation aforesaid, first having been solemnly sworn, upon my oath depose and say: That I have read and understand the foregoing application; that I signed said





application and this affidavit in the presence of the officer who swore me; that I am duly authorized by said corporation to make this application on their behalf; that each and every statement in said application is true and correct. So help me God.

EDW. L. POOLE.

10. Before me, at the municipality aforesaid, on this 2nd day of February, 1910, personally appeared Edw. L. Poole, personally known to me to be the person whose name is signed to the foregoing application, and in my presence he signed said application and subscribed and swore to the foregoing affidavit.

11. The affiant exhibited to me his cedula, which was No. F 1946, issued at Manila on the 4th day of January, 1910, which showed him at the date of said cedula to be 41 years of age and a native of Monterey, California.

To all of which I certify.

EUGENE A. PERKINS,  
(Officer authorized to administer oaths.)  
*Notary Public.*  
(Official title.)

Fijese aqui un sello de rentas internas de á 20 centavos.

## THE GOVERNMENT OF THE PHILIPPINE ISLANDS.

### DEPARTMENT OF THE INTERIOR.

#### BUREAU OF PUBLIC LANDS.

#### SALES APPLICATION.

(By a corporation.)

Bureau of Public Lands No. 302, Entry No. 59. Local Land Office No. ----

1. Application is hereby made to purchase the following-described tract of land under the provisions of Chapter II of the public land act, No. 926, viz:

Bounded on northeast by public lands, on southeast by public lands purchased by the San Carlos Agricultural Co. and the San Mateo Agricultural Co., on the southwest by the sea, and on the northwest by the San Jose friar land estate, situate in the barrio of Mangarin, municipality of Bulalacao, Island of Mindoro, Province of Mindoro, Philippine Islands, and containing an area of 840 hectares, ---- ares, and ---- centares; said tract conforming in shape to the requirements of section 11 of said public land act, as indicated by the accompanying rough sketch.

2. To show that the qualifications required by law are possessed by the applicant, the following statement of facts is submitted:

3. The corporation on whose behalf this application is made is known as San Francisco Agricultural Co., and was organized under the laws of the State of California, and its principal place of business or main office is at San Francisco, and Mr. Charles McMullan is in charge thereof in the capacity of secretary. A certified copy of the charter or articles of incorporation and the required documentary evidence showing that the law governing the transaction of business in the Philippine Islands by foreign corporations has been complied with are hereto attached and made a part hereof.

4. The corporation on whose behalf this application is made has never heretofore purchased any land or acquired any interest therein under the provisions of the public land act No. 926.

5. No member of said corporation has ever purchased any land or acquired interest therein under said law.

6. The land owned in the Philippine Islands by said corporation consists of the following tracts of the following areas, and the same is all the land owned by said corporation in the Philippine Islands, viz: No land owned.

7. If the land herein applied for is awarded to said corporation it is the intention of said corporation to occupy, cultivate, and improve the same as provided by law, and said land will not be sold or in any manner encumbered prior to the issuance of the patent therefor. The provisions of the public land laws relating to purchases of public land by corporations and the restrictions, limitations, and requirements of section 75 of the act of Congress of July 1, 1902, are understood and will be fully complied with by the applicant.

8. The undersigned has been upon and examined the land applied for, and it contains no indications of settlement or occupation, and to the best of his

knowledge, information, and belief it is unoccupied, unreserved, unappropriated, nonmineral agricultural public land, contains no valuable deposits of coals or salts, and is more valuable for agricultural than forestry or other purposes.

EDW. L. POOLE.

(Signature of person swearing to application.)

SAN FRANCISCO AGRICULTURAL CO.,

By EDW. L. POOLE,

(Name of the corporation making application.)

*Managing Agent.*

#### AFFIDAVIT.

PHILIPPINE ISLANDS, PROVINCE OF -----.

*Municipality of City of Manila, ss:*

9. I, Edward L. Poole, the person making this application for the corporation aforesaid, first having been solemnly sworn, upon my oath depose and say: That I have read and understand the foregoing application; that I signed said application and this affidavit in the presence of the officer who swore me; that I am duly authorized by said corporation to make this application on their behalf; that each and every statement in said application is true and correct. So help me God.

EDW. L. POOLE.

10. Before me, at the municipality aforesaid, on this 2nd day of February, 1910, personally appeared Edward L. Poole, personally known to me to be the person whose name is signed to the foregoing application, and in my presence he signed said application and subscribed and swore to the foregoing affidavit.

11. The affiant exhibited to me his cedula, which was No. F 1946, issued at Manila on the 4th day of January, 1910, which showed him at the date of said cedula to be 41 years of age and a native of Monterey, California.

To all of which I certify.

EUGENE A. PERKINS,

(Officer authorized to administer oaths.)

*Notary Public.*

(Official title.)

Fijese aquí un sello de rentas internas de á 20 centavos.

MR. GARRETT. Would the railroad extend over these lands?

MR. SLEEPER. I think it runs right through these lands.

MR. GARRETT. Were they carried all the way to Mangarin?

MR. SLEEPER. Yes, sir; I think so.

MR. GARRETT. Have you any copies of the certificates of incorporation of these companies?

MR. SLEEPER. I think I have.

MR. GARRETT. Or of the papers that they file in order to be registered in the Philippines?

MR. SLEEPER. I am not certain whether I have here certificates of incorporation of these companies or not.

MR. GARRETT. If you have, I ask you to hand them to the stenographer.

MR. SLEEPER. We did have. I know they were presented at the office at the time. Whether they were returned or not I am not sure.

THE CHAIRMAN. If you find you have them, hand them to the stenographer to go into the record at this point.

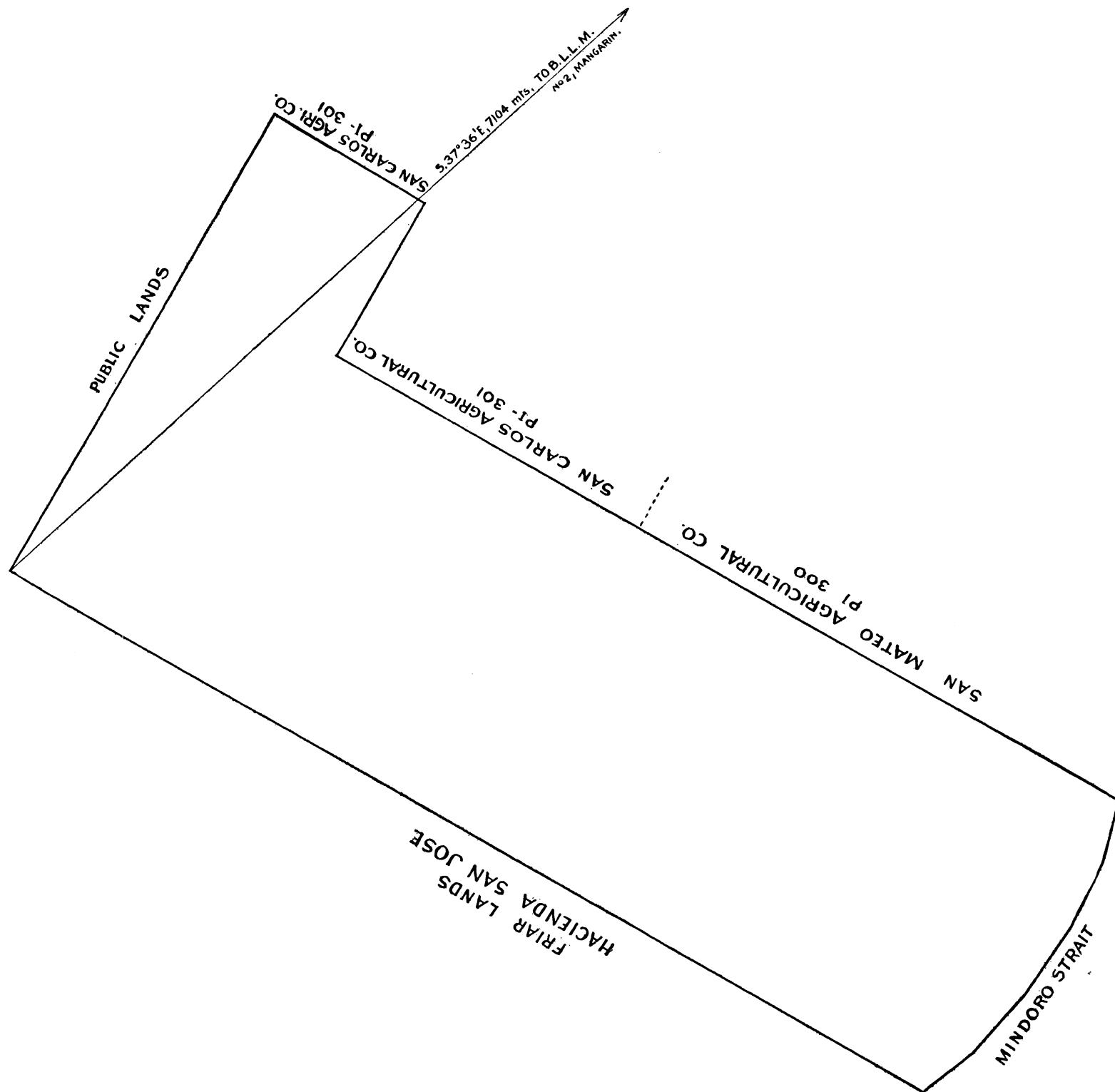
MR. SLEEPER. Yes, sir.

MR. DOUGLAS. May I ask, Mr. Chairman, if it is the purpose of the committee to continue this afternoon?

THE CHAIRMAN. I think so.

MR. GARRETT. Who is Arturo Dancel?

MR. SLEEPER. A Filipino of the Province of Rizal.







Mr. GRAHAM. In connection with that, I want to ask a question. I want to know, when you made that lease with Señor Arturo Dancel, had you arranged to get that road or improve that road that was to lead through the estate?

Mr. SLEEPER. Yes; Dancel knew; he had been very energetic in trying to get roads through it in that country. That was his province, and he was interested out there.

Mr. GRAHAM. Did you agree with him, the same as with Mr. Carpenter, that you would endeavor to have that road put in?

Mr. SLEEPER. No, sir.

Mr. MADISON. Does this road run through the Piedad estate and the Tala estate?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. How many people would you estimate will be served by that road? How many people are holding on those two estates?

Mr. SLEEPER. Practically all the people on both estates would be served by that road.

Mr. MADISON. And that would approximate about how many?

Mr. SLEEPER. I think about six or seven thousand people.

Mr. MADISON. On those two roads?

Mr. SLEEPER. On those two roads, including the two estates, the large estates between the city of Manila and the Piedad estate, and the estates beyond the Tala estate called San Jose, I think, and some other people that are up in that country. It opens that entire country.

Mr. MADISON. Do you figure the residents in the outskirts of Manila in that estimate of six or seven thousand, or purely rural inhabitants?

Mr. SLEEPER. The people that cultivated the land and the owners of the lands.

Mr. MADISON. How many of those six or seven thousand would be immediately adjacent to Manila?

Mr. SLEEPER. I do not quite get the purport of that question.

Mr. MADISON. How many of those six or seven thousand people served by the road will be people who are landowners immediately adjacent to Manila?

Mr. SLEEPER. I was not speaking of landowners, because these lands around Manila are divided into large estates, and between the Piedad estate and the boundaries of the city of Manila there is one estate only, a couple of miles there. Then there is the Piedad estate, 3 or 4 or 5 more miles.

Mr. MADISON. To get at it definitely, and to get the idea I want to develop, how many people on the Tala estate will be served by this road if it is projected onto and through the Tala estate?

Mr. SLEEPER. I should say 2,000 to 2,500 people.

Mr. MADISON. On the Tala estate?

Mr. SLEEPER. On the Tala estate; yes.

Mr. MADISON. And how many on the Piedad estate will be served and benefited by that road?

Mr. SLEEPER. About the same number, approximately.

Mr. MADISON. They are tenants, are they?

Mr. SLEEPER. They are tenants, yes; tenants or owners, either one or the other.

Mr. MADISON. You are not figuring your employees in your estimates?

Mr. SLEEPER. Yes, I am figuring the population that are out there, either doing work or residing there.

Mr. MADISON. How many of them would be landowners or lessees? Give the approximate amount for each of those two estates.

Mr. SLEEPER. On the Tala estate, 400 landowners, because they have purchased; on the Piedad estate, 600 lessees, because they have not purchased, or had not at the date of this report, July 31.

Mr. RUCKER. Mr. Sleeper, do you know where A. F. Thayer is now?

Mr. SLEEPER. No, sir.

Mr. RUCKER. He some time had an office in Manila, did he not?

Mr. SLEEPER. Yes, sir.

Mr. RUCKER. A practicing lawyer?

Mr. SLEEPER. No, sir.

Mr. RUCKER. He is a lawyer, is he not?

Mr. SLEEPER. Not to my knowledge.

Mr. RUCKER. Is he a nephew of the United States judge assigned to duty in China?

Mr. SLEEPER. Not to my knowledge.

Mr. RUCKER. Speaking of the difficulty that Mr. Poole had in getting employees upon his estate or land that he purchased, what does that arise from? What does the difficulty arise from in getting labor down that distance?

Mr. SLEEPER. The distance is the particular difficulty. The Filipino is not in the habit of leaving home, and does not desire to leave his native town or village.

Mr. RUCKER. The same difficulties would not, then, be encountered by Mr. Carpenter with reference to the cultivation of his land?

Mr. SLEEPER. Not as great, because it is nearer to the centers of population.

Mr. RUCKER. Would there be any difficulty in securing labor as near as that?

Mr. SLEEPER. I think there is difficulty in securing farm labor at any point in the Philippine Islands to-day.

Mr. RUCKER. From what does that arise?

Mr. SLEEPER. I think it arises from the methods in vogue there of handling labor, and the fact that the Filipino has not yet learned to do the work expected of farm laborers.

Mr. MADISON. Are the conditions of the country and climate and all such that the men can live with but little, very little, labor?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. That is one of the things that tends to make it difficult to obtain labor?

Mr. SLEEPER. Yes, sir; they do not like to do what they consider a day's work every day.

Mr. DOUGLAS. Mr. Chairman, I move, when the committee adjourns, that we adjourn until half past 10 to-morrow morning.

Mr. JONES. I second the motion.

The CHAIRMAN. It is moved and seconded when the committee adjourn to-day it adjourn until 10.30 to-morrow morning.

(The motion was carried.)

Mr. RUCKER. Mr. Sleeper, you spoke about Mr. Thayer getting into some financial difficulty there. Will you please state, if you know, how it came about, or whether it came about by reason of his undertaking this project?

Mr. SLEEPER. As I understand it, Mr. Thayer did not have the money or the backing to do the work he undertook to do in improving and operating the Calamba estate. He went to work building roads, and so forth, and he was pressed for money from the very beginning, and, finally, after borrowing as much as he could, his creditors got anxious about him, and he suddenly left Manila, and his estate was therefore forced into insolvency.

Mr. GARRETT. Mr. Sleeper, you say the fact that Mr. Carpenter took a lease from this probably encouraged the Filipinos themselves to want it?

Mr. SLEEPER. Yes, sir.

Mr. GARRETT. Would that have been true if any American had taken it?

Mr. SLEEPER. Yes, sir; I think it would. It might not have been as true, because Mr. Carpenter was well known and respected and liked by the Filipinos.

Mr. GARRETT. He is popular among the Filipinos there?

Mr. SLEEPER. Yes, sir.

Mr. GARRETT. They have confidence in his judgment?

Mr. SLEEPER. Yes, sir.

Mr. GARRETT. According to your estimate of values of this land, was he not the innocent cause of sort of putting up a job on them?

Mr. SLEEPER. I would not like to say that, or you might accuse me of having put up a job on him.

Mr. GARRETT. Are there any other officials there who have taken a lease?

Mr. SLEEPER. Not to any extent. For instance, I believe I bought a little tract of land on which the Stotsenburg Monument is located, with a view of deeding it to the Stotsenburg Post; and of that kind there are a few employees that have purchased small tracts, perhaps a residence or a house or home in Cebu, but as a rule none have gone in for the purpose of purchasing these lands for the purpose of making any business of it.

Mr. HAMILTON. This lessee, Mr. Carpenter, is required to cultivate certain land—a certain amount of this land?

Mr. SLEEPER. Yes, sir.

Mr. HAMILTON. I am curious to know what you mean by cultivation. I understand this ylang-ylang tree is grown there?

Mr. SLEEPER. Yes, sir.

Mr. HAMILTON. Aside from that, as I gather from your statement, the lands are used for pasturage?

Mr. SLEEPER. Yes.

Mr. HAMILTON. What do you mean by cultivation?

Mr. SLEEPER. Using the land for agricultural purposes or pasturage purposes.

Mr. HAMILTON. The only agricultural purpose, aside from merely pasturing the land, I gather, is the growth of these trees?

Mr. SLEEPER. Rice, and other trees that he has set out there.

Mr. HAMILTON. Very little rice?

Mr. SLEEPER. There are scattered rice fields all over the land; wherever there is a hollow or a good piece of land they grow rice there.

Mr. HAMILTON. Are those ylang-ylang trees of spontaneous growth?

Mr. SLEEPER. No, sir.

Mr. HAMILTON. They have to be planted?

Mr. SLEEPER. They have to be planted.

Mr. HAMILTON. Are large tracts set out for those trees?

Mr. SLEEPER. No, sir.

Mr. HAMILTON. How large, ordinarily?

Mr. SLEEPER. There are several small tracts along the road that are now in ylang-ylang trees. Some of his land has cotton trees on and some of those small tracts other trees.

Mr. HAMILTON. On the Tala estate have you any knowledge of how many there are?

Mr. SLEEPER. No; I have not any idea.

Mr. HAMILTON. What is the cotton tree?

Mr. SLEEPER. It grows a tree cotton.

The CHAIRMAN. I would like to know the views of the committee with reference to continuing. A great many feel they ought to be in the House to-day.

Mr. JONES. A good many of them have already gone, and some of the rest of us want to go. I think it would be well for the committee to adjourn now until the hour fixed to-morrow. I want to ask just one question and then I will make that motion.

The CHAIRMAN. All right.

Mr. JONES. I understood you to say, in response to a question propounded by some member of the committee, that Mr. Carpenter was cultivating now, under the pasturage section of his contract, some 400 hectares.

Mr. SLEEPER. Yes, sir; I think that is right.

Mr. JONES. This is the third year of his tenancy, is it not?

Mr. SLEEPER. Yes, sir.

Mr. JONES. Under that contract I see that he is required to cultivate as much as 600 hectares the second year.

Mr. SLEEPER. Yes, sir.

Mr. JONES. Then he has not kept his contract in that respect, has he?

Mr. SLEEPER. I think he has. We have just within the last three months determined the actual area held by Mr. Carpenter; on account of the fact we have just got the estate ready for sale and know the area of the various parcels. We have estimated by plantimeter and in other ways what he did have. According to his contract, I believe he was to have 800 or 900 hectares under cultivation.

Mr. GARRETT. Page 103 of the Worcester report.

Mr. JONES. Page 103 has the clause to which I refer.

Mr. SLEEPER. One thousand hectares the third year. The third year is not up.

Mr. JONES. I asked as to the second year. At the close of the second year he was to have had 600 hectares.

Mr. SLEEPER. Yes. You will notice there is a proviso in that clause that any tract of land not susceptible to cultivation shall be excluded. There are probably in his tract at least 200 hectares that are not susceptible of cultivation. They are so poor, where the limestone and rock comes out on top of the ground. It is bluffs and cliff and waste land, and practically all the waste land of the estate

is in Mr. Carpenter's lease. All the estates have some waste lands in them.

Mr. JONES. His lease covers over 2,000 hectares.

Mr. SLEEPER. Yes, sir.

Mr. JONES. Would the fact that some 200 hectares were not susceptible of cultivation entitle him to a reduction of 200 hectares?

Mr. SLEEPER. The land he could not cultivate. Furthermore, he has cultivated some 200 hectares in addition to his pasture, in addition to the allowance we make to him for pasturage.

Mr. JONES. Do you mean to say he has cultivated really 600 hectares?

Mr. SLEEPER. More than that, I think. Under cultivation and waste land there is more than 600 hectares. Before I left there we had just completed the area of those estates to know just exactly what Mr. Carpenter was to get, and since that time the inspector has been out there. He is waiting for the close of the third year.

Mr. JONES. Since you have called my attention to that proviso, it seems to me to be a rather remarkable one. According to your construction of that language, if it should turn out that 600 hectares of these 2,000 hectares were not suitable for cultivation, although he had left 1,400 hectares that were susceptible of cultivation, he would not be required to cultivate an acre at all.

Mr. SLEEPER. Not for this year.

Mr. JONES. For the second year?

Mr. SLEEPER. For the second year.

Mr. JONES. Then, if during the three years in which he was required to cultivate the thousand hectares, if it turned that there were a thousand hectares of land not susceptible of cultivation, notwithstanding the fact that there were over a thousand hectares susceptible of cultivation, he would not have to cultivate a single acre of land under his lease?

Mr. SLEEPER. Not if it was not susceptible of cultivation; no, sir.

Mr. JONES. Not if 1,000 hectares were not susceptible?

Mr. SLEEPER. If 1,000 were absolutely useless.

Mr. JONES. Of the other 1,067, he would not be required under this contract to cultivate an acre?

Mr. SLEEPER. No, sir.

Mr. JONES. Is not that a very peculiar contract?

Mr. SLEEPER. The idea was if he was leasing land and paying the Government rent on land that was absolutely useless he would receive credit for that land on the rent of his land that he did cultivate and the land that he paid rent for.

Mr. JONES. I noticed the language in that proviso when I read it, but I had not supposed any such construction as that would be placed upon it. I supposed there would be a proportionate reduction; as 200 acres of uncultivated land was to the amount of land that should be cultivated, the reduction would be made.

Mr. GARRETT. I should suppose that proviso really applied to the expression, "Until the entire area occupied and leased by him is under cultivation." I would suppose that proviso simply meant to apply to that.

Mr. SLEEPER. Suppose he got up to all but the uncultivated land, then he gets credit for it anyhow. In fact, if the whole area was absolutely unsuitable of cultivation, he would still be paying rent

and we could not compel him to cultivate, and yet he would pay rent on it.

Mr. JONES. Yes; I understand that. The Government would be getting the rent, but the country would not be getting the benefit from any cultivation.

Mr. SLEEPER. Yes, sir; that is true; but eventually he would have to buy at the sale price or give it up.

Mr. JONES. Or give it up, of course?

Mr. SLEEPER. Yes.

Mr. JONES. As a good business man he would give it up under those conditions and would not buy; he certainly would not buy after he had had it for two or three years and discovered it could not be cultivated.

Mr. SLEEPER. We knew there was some land that was not susceptible of cultivation when we made this lease, and the reason that was put in there was to exclude that from the necessity of cultivation.

Mr. JONES. I merely wanted to know your construction of that language.

Mr. SLEEPER. We have not determined yet exactly—

Mr. JONES (interposing). That is the way it reads, but I had not supposed that was the construction.

Mr. SLEEPER. That was our construction.

Mr. JONES. Mr. Chairman, I move we adjourn until to-morrow morning at 10.30 o'clock.

(The motion was carried.)

(Thereupon, at 12.05 o'clock p. m., the committee adjourned until to-morrow, Thursday, December 15, 1910, at 10.30 o'clock.

HOUSE OF REPRESENTATIVES,  
COMMITTEE ON INSULAR AFFAIRS,  
*Washington, D. C., Thursday, December 15, 1910.*

The committee met at 10.30 o'clock a. m., Hon. Marlin E. Olmsted presiding.

The following members of the committee were present: Messrs. Olmsted (chairman), Hamilton, Hubbard of Iowa, Graham of Pennsylvania, Parsons, Davis, Madison, Douglas, Jones, Page, Garrett, Denver, Helm, Rucker of Colorado, and Larrinaga of Porto Rico.

**TESTIMONY OF MR. CHARLES H. SLEEPER—Continued.**

The CHAIRMAN. Capt. Sleeper, I do not think you have been asked how many acres there are in what you term public lands, or how many there were in the beginning.

Mr. SLEEPER. In the Philippine Islands?

The CHAIRMAN. Yes.

Mr. SLEEPER. That is a very difficult question to answer. We absolutely do not know. No surveys have ever been made, and we have no way to determine at the present time. There is no way of arriving at any calculation that would be anywhere near right.

The CHAIRMAN. What is the best estimate that you can make as to the number of acres of what you call public lands?

Mr. SLEEPER. Forty-five million acres.

The CHAIRMAN. Forty-five million acres?

Mr. SLEEPER. Yes, sir; that is as near as we can come.

The CHAIRMAN. That is the original amount that the United States got from Spain?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. How many acres are there or were there originally of the friar lands purchased by the Philippine Government?

Mr. SLEEPER. In the original purchase, you mean?

The CHAIRMAN. Yes.

Mr. SLEEPER. I will have to ask for a copy of that report of Mr. Worcester.

The CHAIRMAN. Give it approximately.

Mr. SLEEPER. Something over 400,000,000 acres.

The CHAIRMAN. Did you put on record yesterday the lease of Mr. Carpenter?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. I will ask you whether Mr. Carpenter obtained permission to go into private business?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. From whom?

Mr. SLEEPER. From the chief executive.

The CHAIRMAN. That is, from the governor of the Philippines?

Mr. SLEEPER. Yes, sir.



The CHAIRMAN. It has been stated here that there have been recently, within a very short period, thousands of sales certificates made out in your department?

Mr. SLEEPER. Yes, sir; we are making them out very fast at the present time.

The CHAIRMAN. What is the occasion of their being made in such great numbers within the past few months?

Mr. SLEEPER. We have completed the survey, classification of land, and preparation of the areas and values of the various parcels within these estates, so that they are ready for sale in compliance with the terms of the friar land act.

The CHAIRMAN. How did you get so many customers all at once?

Mr. SLEEPER. The customers were there all the time, but the information was not there on which to make the sales—the descriptions and so forth.

The CHAIRMAN. Were these customers occupants of the land?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. They were tenants?

Mr. SLEEPER. They were tenants on the land.

The CHAIRMAN. Have you a uniform form of lease for friar lands?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. I notice in this list, which has been furnished here, the names are given and the area and rental and so forth, and, then, after six or seven of them they are marked “special.”

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. In those cases the lease was something special?

Mr. SLEEPER. They had as a rule some special clause.

The CHAIRMAN. Here is the Thayer lease. You have already testified concerning this?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. Emilio Aguinaldo?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. One thousand and fifty acres?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. Will you tell us about that?

Mr. GRAHAM. He testified about that yesterday.

Mr. MADISON. Yes; in answer to Mr. Parsons. You gave the details of the lease, did you not, Capt. Sleeper?

Mr. SLEEPER. A copy of that is in the record; yes.

Mr. MADISON. You gave the particulars in which it was different?

Mr. SLEEPER. I did not; no, sir.

Mr. MADISON. Then do it now.

The CHAIRMAN. What are the special features of that lease?

Mr. SLEEPER. Aguinaldo was not an occupant of this land, although he had formerly occupied some of the friar lands, but not these particular lots on the Imus estate. There were two classes of land which he desired to take up, one of which he thought would raise rice and the other was to be devoted to sugar. Therefore there was a special provision made in this lease separating these two different parcels. One consisted of 262 hectares of land, which was partially cleared and which he thought he could devote to rice. There were 787 hectares of woodland which had to be cleared, which he thought he could devote to the cultivation of sugar. The total area was 1,050 hectares. He went up into the Imus estate, where there were

no occupants, and took up this land, and we therefore gave him better terms than we gave to those occupying lands down below in the irrigated and better class of lands.

The CHAIRMAN. The last immediately preceding here is Gregorio Acuna, who had 44 hectares, paying a total annual rental of 401 pesos, while Aguinaldo had to pay only 468 pesos for 1,050 hectares?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. That is because of the inferior quality of his land?

Mr. SLEEPER. Difference in land and difference in conditions existing. That holds through all the other estates—different prices according to difference in lands.

The CHAIRMAN. Aguinaldo is a Filipino, I take it?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. He is the original Filipino?

Mr. SLEEPER. Yes, sir; Gen. Emilio Aguinaldo.

Mr. JONES. Let him go on with that statement about that lease.

The CHAIRMAN. Yes; proceed with that.

Mr. JONES. Capt. Sleeper, please complete what you were saying about that land.

Mr. SLEEPER. Aguinaldo wanted to pay a certain sum for the first year of his lease, \$210 United States currency for the first year, and at the end of that year it was to be increased to 20 cents gold for the bosque land per hectare per year for each of the two following years, and he was to be entitled to purchase the lands described as the baldio at the minimum rate at which such lands were to be sold in that estate. That is, it was to be classified as baldio, notwithstanding the fact that he had improved it. In other words, he was not to be charged the cost of the improvements when the purchase was made.

The same thing applies to bosque lands, or lands covered with timber and wood. That is the only difference in this lease from other leases, except that he took up a larger area.

The CHAIRMAN. Independent of the question at law, what is your judgment of the wisdom or unwisdom of disposing of these friar lands as rapidly as possible?

Mr. SLEEPER. It seems to me a good business proposition, because I feel that it will be impossible for many, many years to come, unless we do dispose of them to outsiders or nonoccupants, to get the lands under cultivation and producing any kind of revenue to the Government.

The CHAIRMAN. There has been some testimony or statements here concerning a lease or sale to Mr. Worcester; E. L. Worcester, I think it is.

Mr. SLEEPER. Yes, sir; that is a lease—

Mr. JONES (interposing). Before you go to that, Mr. Chairman, I would like to ask a question or two about this Aguinaldo matter.

The CHAIRMAN. Very well.

Mr. JONES. I believe Gen. Aguinaldo lives at Cavite Viejo?

Mr. SLEEPER. Yes, sir.

Mr. JONES. How far from his residence is this land which has been leased to him?

Mr. SLEEPER. Nine or ten miles.

Mr. JONES. I understood you to say it was quite inferior land?

Mr. SLEEPER. Yes, sir. It is the southern end of the Imus estate, which is above the line where irrigation can be obtained, and it is a very rough country except in small spots.

Mr. JONES. It can not be irrigated?

Mr. SLEEPER. So far as we know, it can not be irrigated.

Mr. JONES. He owns some land in that vicinity, does he not?

Mr. SLEEPER. Not to my knowledge.

Mr. JONES. He owns or did own a few years ago two farms some 10 or 12 miles from Cavite Veijo, and I wanted to know whether this land was adjacent to the land owned by him, if you know?

Mr. SLEEPER. From conversations with him I should judge that the land that he says he owned was some of this land on these friar estates that he had the right to purchase, having been a former occupant. That is, the only land I know of that he owns or controls.

Mr. JONES. Does he not own land there that he inherited that has been in the family for years?

Mr. SLEEPER. It may be right around his house, but with the exception of that land in and around the town of Cavite Veijo, municipality of Cavite and Noveleta, the entire province of Cavite within 10 miles is friar land.

Mr. JONES. I remember very distinctly of his telling me five years ago that he owned two farms. That was in the days of the reconcentration, when he was claiming he was not permitted to operate these farms.

Mr. SLEEPER. That may be.

Mr. JONES. I wanted to know if those farms were near the land that had been leased to him?

Mr. SLEEPER. I do not see how they could be.

Mr. JONES. I imagine not, from the character of the land, because I understood these lands were fertile valuable lands.

Mr. SLEEPER. Yes, sir.

Mr. JONES. Those are the only questions I wanted to ask, Mr. Chairman.

The CHAIRMAN. Will you tell us the details of the sale or lease, or whatever it was, of lands to Mr. E. L. Worcester. In the first place, were those friar lands or public lands?

Mr. SLEEPER. Mr. E. L. Worcester made application to purchase, or to lease, rather, a tract of land in the province of Nueva Ecija.

The CHAIRMAN. Any friar lands?

Mr. SLEEPER. No, sir.

The CHAIRMAN. Go on and tell us about that.

Mr. SLEEPER. Mr. Worcester made a regular application on the forms, prepared for the purpose, to lease a tract of land in the Barrio of Cabucbucan, municipality of Bongabon, Province of Nueva Ecija, consisting of 988 hectares and two ares, and submitting a sketch plan of the land he desired. The application is here present. The application was acted upon in the regular manner as prescribed by the general land act.

Mr. DOUGLAS. May I see the form of that lease, if you are not going to use it immediately?

Mr. SLEEPER. Yes, sir.

(The document was handed to Mr. Douglas by the witness.)

(The paper referred to is as follows:)

LEASE No. 8.

[Form No. 11.—(Modelo No. 11.)—Eoc-efia.]

THE GOVERNMENT OF THE PHILIPPINE ISLANDS.  
EL GOBIERNO DE LAS ISLAS FILIPINAS.

DEPARTMENT OF THE INTERIOR,  
DEPARTAMENTO DEL INTERIOR.

BUREAU OF LANDS.  
OFICINA DE TERRENOS.

LEASE APPLICATION.  
SOLICITUD DE ARRENDAMIENTO.

(By an Individual.)  
(Por un Individuo.)

Bureau of Lands No. 65.  
Oficina de Terrenos No.

Local Land Office No. ....  
Oficina Local de Terrenos No.

1. The undersigned hereby makes application under the provisions of Chapter III  
1. Por la presente solicita el infrascrito, bajo las disposiciones del Capitulo III de la Ley de Terrenos

of the public land act No. 926 to lease for the period of ..... years, the following  
del Estado No. 926 arrendar por el período de ..... años, el terreno que á

tract of land, viz (give as accurate a description as possible, showing boundaries of  
continuación se describe (dar allí una descripción tan exacta como sea posible, manifestando

land, having reference to natural objects and permanent monuments, if any):  
los límites del terreno. haciendo referencia á los objetos naturales y monumentos permanentes si los  
hubiere):

The point farthest south is about one and one-half miles from the Rio Grande at a  
point known as Camandag. The surrounding land is public land or public forest.  
From starting point to northeast corner, land lies near creek, Mudcong, or near  
woods bordering the same. No barrio or houses on or near this land.....  
situate in the barrio of Cabucbucan, municipality of Bongabon, island of Luzon,  
sito en el Barrio de ..... Municipio de ..... Isla de

province of Nueva Ecija, Philippine Islands, and containing an area of 988 hectares,  
Provincia de ..... Islas Filipinas, que comprende una extensión superficial de hectáreas,

2 ares, and ..... centares; said tract being as nearly as practicable rectangular in  
áreas, y ..... centiáreas; siendo dicho terreno en cuanto sea posible de forma rectangular

shape and not more than 800 meters in length, as indicated by the accompanying  
á 800 metros de largo, según se halla trazado en el adjunto croquis.

rough sketch.

2. To show that the qualifications required by law are possessed by the applicant,  
2. Para que conste que reúne el solicitante las condiciones que exige la ley,

the following statement of facts is submitted:  
se expone lo siguiente:

3. My name is E. L. Worcester; my age is .... years; the place of my birth  
3. My nombre es ..... tengo ..... años de edad; nací en

was .....; I am a citizen of .....; and my post-office address is Cabanatuan, Nueva  
soy ciudadano de ..... y mi dirección postal es

Ecija.

4. I have been upon and examined the land applied for, and it contains no  
4. He estado en el terreno objeto de la presente solicitud y lo he reconocido, y no existen en él

improvements or indications of settlement or cultivation, and to the best of my  
mejoras ni indicios de residencia ni ocupación, y según mi leal saber, entender y creencia, es ter-  
knowledge, information, and belief the land is unoccupied, unreserved, unappropri-  
reno agrícola del Estado, no ocupado, ni reservado, ni apropiado, que no contiene minerales ni

ated, nonmineral agricultural public land; contains no deposits of coal or salts, and  
depósitos de carbón ni sales, y se presta más para fines agrícolas que para los forestales ú otros.

is more valuable for agricultural than forestry or other purposes.

5. If I am awarded a lease of the land I will reimburse the Government the cost  
 5. En caso de que se me adjudicare el terreno en arrendamiento, reembolsaré al Gobierno los  
 of survey, and I will sign and execute a contract of lease for said land containing the  
 gastos de la medición, y firmaré y otorgaré un contrato de arrendamiento de dicho terreno, reuniendo  
 provisions and conditions required and provided by law and by the rules and regu-  
 dicho contrato las disposiciones y condiciones que exige y provee tanto la ley como las reglas y  
 lations governing the leasing of agricultural public lands.  
 reglamentos que tratan del arrendamiento de terrenos agrícolas del Estado.

E. L. WORCESTER.

(Signature of applicant.)  
 (Firma del solicitante.)

AFFIDAVIT.  
 DECLARACIÓN JURADA.

PHILIPPINE ISLANDS.  
 ISLAS FILIPINAS.

Province of ..... ss.  
 Provincia de .....  
 Municipality of .....  
 Municipio de .....

6. I, ....., the person making this application,  
 6. Yo, ....., la persona que presentó esta solicitud,

first being duly sworn, upon my oath depose and say: That I have read or have had  
 revio juramento en debida forma, bajo juramento depongo y digo: Que he leído u oído leer

read to me and thoroughly understand the foregoing application; that I signed said  
 la anterior solicitud y la entiendo perfectamente; que firmé dicha

application and this affidavit in the presence of the officer who administered the oath;  
 solicitud y esta declaración jurada en presencia del funcionario ante quien presté juramento; y

that each and every statement in said application is true and correct. So help me God.  
 que cuanto expongo en aquella es cierto. Así Dios me ayude.

7. Before me, at the place aforesaid, on this .... day of ....., 190., personally  
 7. Ante mí en el mencionado lugar, hoy ..... compareció

appeared ....., personally known to me to be the person whose name appears in  
 personalmente que me consta ser la persona cuyo nombre y apellido aparecen en la anterior

the foregoing application, and in my presence he signed the said application and  
 solicitud, y en mi presencia firmó dicha solicitud, y

subscribed and swore to this affidavit.  
 suscribió y juró a la presente declaración.

8. The affiant exhibited to me his Cedula, which was No. ...., issued at .....,  
 8. El deponente me exhibió su cédula personal, No ..... expedida en

on the .... day of ....., 190., which showed him at the date of said Cedula to be  
 el día ..... de ..... de 190., en la cual consta que, á la fecha de la misma, tenía.

.... years of age, and a native of .....  
 años de edad, siendo natural de .....

To all of which I certify.  
 De todo lo cual doy fe.

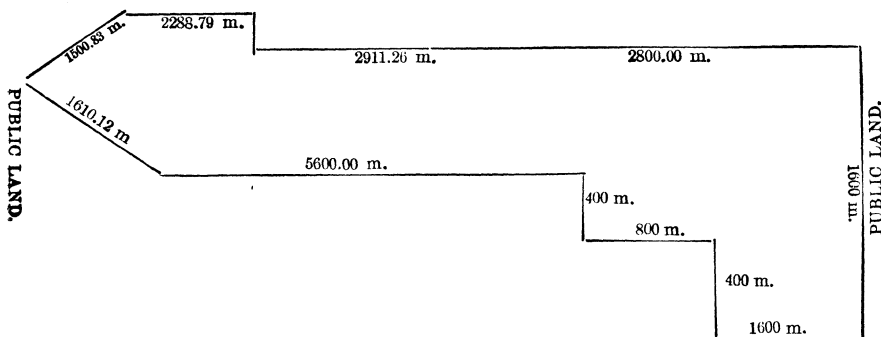
Here attach a  
 20-centavo  
 documentary  
 stamp.

Fijese aquí un  
 sello documentario  
 de 4 20  
 centavos.

.....  
 (Officer authorized to administer oaths.)  
 (Funcionario facultado para tomar juramentos.)

.....  
 (Official title.)  
 (Empleo oficial.)

## PUBLIC LAND.



## PUBLIC LAND.

## NOTICE TO APPLICANTS.

EXECUTIVE ORDER }

No. 31.

THE GOVERNMENT OF THE PHILIPPINE ISLANDS,

EXECUTIVE BUREAU,

Manila, June 29, 1906.

The attention of all concerned is invited to the following resolution, adopted by the Philippine Commission on June twenty-sixth, nineteen hundred and six:

"Whereas it is believed that there are in the Philippine Islands many persons neither able properly to prepare applications for public land nor to pay for having such work performed; and

"Whereas it is believed to be for the best interests of all concerned that such persons be assisted in preparing their applications to enter public land: Now, therefore,

"Be it resolved, That municipal secretaries shall hereafter be required, in addition to their other duties, to prepare, without charge, applications for public land in all cases where the application has reference to land located within the municipality, on the form printed for such purpose, for all persons who are unable to prepare such form."

All municipal secretaries are hereby required to comply with the foregoing resolution.

HENRY C. IDE,  
Governor General.

## AVISO Á LOS SOLICITANTES.

ORDEN EJECUTIVA }

No. 31.

GOBIERNO DE LAS ISLAS FILIPINAS,

OFICINA EJECUTIVA,

Manila, 29 de Junio de 1906.

Se llama la atención de todos los interesados sobre la siguiente resolución adoptada por la Comisión de Filipinas el veintiséis de Junio de mil novecientos seis:

"Por cuanto, se cree que hay en las Islas Filipinas muchas personas que no pueden preparar debidamente las solicitudes para terrenos del Estado, ni pagar á otra persona para que se encargue de hacer dicho trabajo, y

"Por cuanto, se cree que redundaría en el mejor interés de todos los interesados que se ayudara á dichas personas en la preparación de sus solicitudes para registrar dichos terrenos: Por lo tanto,

"Se resuelve, Que en lo sucesivo se exija á los secretarios municipales que además de sus otros deberes, preparen, en el modelo impreso al efecto, sin derechos, las solicitudes de terrenos del Estado, por todas las personas que no

puedan redactarlas en dicho modelo, en todos los casos en que los referidos terrenos se hallen situados dentro del municipio."

Por la presente se exige que todos los secretarios municipales cumplan con la anterior resolución.

HENRY C. IDE,  
*Gobernador General.*

[First indorsement.]

THE GOVERNMENT OF THE PHILIPPINE ISLANDS,  
DEPARTMENT OF THE INTERIOR,  
*Baguio, March 15, 1909.*

Respectfully returned to the director of lands, through the honorable the Governor General.

In view of the fact that the lessee in this instance is a nephew of the secretary of the interior, the fact of the issuance of this lease is called to the attention of the Governor General so that no claim may ever be made that due publicity did not attach to it.

The rental charged is that which has been charged invariably for public land of similar character.

DEAN C. WORCESTER,  
*Secretary of the Interior.*

[Second indorsement.]

THE GOVERNMENT OF THE PHILIPPINE ISLANDS,  
EXECUTIVE BUREAU,  
*Manila, March 22, 1909.*

Respectfully returned to the director of lands; contents noted.

JAMES F. SMITH,  
*Governor General.*

Mr. SLEEPER. The inspector from the bureau of lands was sent to the land to make an inspection, and made a report.

The CHAIRMAN. Have you a copy of that report?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. Will you present that to the stenographer, so it may go in the record at this point?

Mr. SLEEPER. Yes, sir.

(The report referred to is in the words and figures following, to wit:)

DEPARTMENT OF THE INTERIOR,  
BUREAU OF LANDS,  
*Manila, December 22, 1908.*

The DIRECTOR BUREAU OF LANDS.

SIR: In compliance with your instructions of the 1st instant, I visited the land applied for by E. L. Worcester (lease application No. 65) for the purpose of appraising same.

The land is situated approximately 12 miles in a northeast direction from Cabanatuan, in the barrio of Cabucbucan, municipality of Bongabon, Province of Nueva Ecija. The southern limit of the land is about a mile from the Rio Grande de Pampanga, and extends in a northerly direction for a distance of 9,300 meters, with a width of 800 to 1,600 meters. The land is open, with a few scattered trees and ant hills, and slopes gradually from the northern to the southern limit, being crossed by numerous arroyos of shallow depth. The land is thinly covered with a short grass, showing that the soil is of a very indifferent quality. The soil of the northern part is of sandy nature, with gravel base a short distance below. The soil near the southern limit is some richer, due no doubt to the surface soil having been washed down from the upper slopes. However, even the best soil is of very poor class, and will require a large expenditure of labor and money to build it to a productive point. At the present time there is no habitation, excepting the barrio composed of

laborers employed by Mr. Worcester and his own home, within 5 miles of the land.

As there is a large quantity of Government land in this vicinity, the establishment of Mr. Worcester will be a stimulant to induce others to take up adjoining land and thereby build up the country.

In view of poor condition of soil and conditions attending the establishment of a new colony in a remote district, that the minimum rate of 10 pesos per hectare be the appraisalment of this land.

Very respectfully,

F. R. CLUTE,

*Inspector, Bureau of Lands.*

Mr. SLEEPER. The land was passed upon as to its character, whether forestal or agricultural, or whether more valuable for agriculture than forestry, in the regular manner. That report is also here.

The CHAIRMAN. You may pass that report to the stenographer to be inserted in the record at this point.

Mr. SLEEPER. Yes, sir.

(The report referred to is in the words and figures following, to wit:)

DEPARTMENT OF THE INTERIOR,

BUREAU OF LANDS,

*Manila, Baguio, April 21, 1908.*

THE DIRECTOR OF FORESTRY.

SIR: I have the honor to advise you that E. L. Worcester, whose post-office address is Cabanatuan, Nueva Ecija, has made application to this bureau to lease the following-described tract of land, viz:

Starting at a stake about twenty-five meters south of cart road from Cabanatuan to Cabucbucan at the point known as "Mataas na Cahoy," about ten miles from Cabanatuan running north 2,800 meters to stake; thence east 800 meters to stake; thence north 400 meters to stake near stream Mudoong; thence east 800 meters to stake; thence south 2,000 meters to stake; thence west 400 meters to stake; thence south 5,600 meters to stake; thence southwest 1,610 meters to stake; thence northwest 1,501 meters to stake; thence north 2,330 meters to stake; thence east 400 meters to stake; thence north 2,870 to point started from.

The point farthest south is about one and one-half miles from the Rio Grande at a point known as Camandag. The surrounding land is public land or public forest. From starting point to northeast corner, land lies near creek, Mudoong, or near woods bordering the same. No barrio or houses on or near this land. The directions above given, as well as the measurements are approximate only, situate in the barrio of Cabucbucan, municipality of Bongabon, Island of Luzon, Province of Nueva Ecija, Philippine Islands, containing an area of 988 hectares, 2 ares.

This description is copied from the application, and I am advised that the land is *prima facie* subject to entry under the law. Therefore, in accordance with section 26 of the public-land act, No. 926, I request a certificate from you as to whether you deem the land more valuable for forest than for agricultural uses.

Very respectfully,

C. H. SLEEPER,

*Director of Lands.*

Application No. 65.

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CERTIFICATE OF FORESTRY BUREAU.

I hereby certify that I have had an investigation made as to the character of the above-described tract of land, and that from such investigation I find, and therefore hereby further certify, that said tract of land is more valuable for agricultural than for forest purposes.

This certification is made under the provisions of section 18 of the act of Congress of July 1, 1902, and of the above-cited section of the public-land act.

Dated, Manila, May 14, 1903.

AMOS G. BELLIS,

*Acting Director of Forestry.*



Mr. SLEEPER. Prior to the submission of this lease application to the secretary of the interior he had in conversation with me stated that his nephew had made an application to lease some public land, and that he did not desire to act on that lease on account of the relationship existing, and suggested that I submit it to the Governor General for his action. I looked over the matter, and it seemed to me it was compulsory that the secretary of the interior under the law should act on that lease, and I therefore forwarded the matter to the private secretary of Mr. Worcester, secretary of the interior, inviting his attention to that fact.

The CHAIRMAN. Have you that letter?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. Hand that letter to the stenographer to be inserted in the record at this point.

Mr. SLEEPER. Yes, sir.

(The letter referred to is in the words and figures following, to wit:)

DEPARTMENT OF THE INTERIOR, BUREAU OF LANDS,  
*Manila, March 13, 1909.*

DEAR MR. ZINN: The inclosed is a report on the lease application of Mr. Worcester's nephew, and Mr. Worcester desired me to invite his attention to this report so that he might have the Governor General approve it, but under the provisions of section 26 of Act 926, it appears to be the duty of the Secretary of the Interior to act on same, so I send this memorandum to you for your consideration.

C. W. SLEEPER, *Director of Lands.*

Mr. SLEEPER. I then forwarded to the secretary of the interior at the same time the regular form of presenting such applications for leases of public lands to him.

The CHAIRMAN. Is that the form you have already handed to the stenographer?

Mr. SLEEPER. No, sir; that is another form.

The CHAIRMAN. Have you a copy of that form to which you now refer, which you will hand to the stenographer to go into the record at this point?

Mr. SLEEPER. Yes, sir.

This form consists, however, of the valuation of the land and the lease rate, which was the minimum rate.

(The document referred to is in the words and figures following, to wit:)

DEPARTMENT OF THE INTERIOR, BUREAU OF LANDS,  
*Manila, March 12, 1909.*

The honorable the SECRETARY OF THE INTERIOR, *Manila, P. I.*

SIR: In accordance with section 26, act No. 926, I have the honor to state that I have examined the application of E. L. Worcester, of Cabanatuan, Nueva Ecija, to lease 977 hectares, 38 ares, and 3 centares of public land situated in the sitio of Mataas na Cahoy, barrio of Cabucuban, Province of Nueva Ecija, and have determined therefrom and from the certificate of the director of forestry as to the character of the land, that the applicant is entitled to lease the land in question, which appears to be unoccupied, unappropriated, unreserved, nonmineral, agricultural public land.

The land applied for has been appraised at ₱10.00 per hectare, in accordance with section 27 of the public-land act, and should therefore be leased at the rate of fifty centavos per hectare per annum.

Very respectfully,

L. A. 65.

J. H. SLEEPER,  
*Director of Lands.*

The DIRECTOR OF LANDS, *Manila*.

SIR: Your findings in the above-entitled application to lease public lands are hereby approved, and you are directed to proceed with the lease as provided in Chapter III of the public-land act.

Very respectfully,

DEAN C. WORCESTER.

MANILA, P. I., March 15, 1909.

Mr. SLEEPER. Mr. Worcester approved and returned the documents through the honorable Governor General in these words, inviting his attention to the matter and saying:

In view of the fact that the lessee in this instance is a nephew of the Secretary of the Interior, the fact of the issuance of this lease is called to the attention of the Governor General so that no claim may ever be made that due publicity did not attach to it.

The rental charged is that which has been charged invariably for public land of similar character.

DEAN C. WORCESTER,  
*Secretary of the Interior.*

This was then forwarded to my office by the Governor General, with the following indorsement:

Respectfully returned to the director of lands; contents noted.

The lease was accordingly issued.

The CHAIRMAN. Have you a copy of that lease?

Mr. SLEEPER. I have not; no, sir. I thought it was here with other public-land leases, but I find that there were nine public-land leases that were not put in my files when I left there. I can cable and have those forwarded on right here.

The CHAIRMAN. You will have them forwarded?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. Can you tell us whether or not, now, that lease contained any special features?

Mr. SLEEPER. It did not. It was made out on the regular form of lease, a copy of which I have here, and was just exactly the same as other leases to individuals.

The CHAIRMAN. Have you put in the record that form of lease?

Mr. SLEEPER. I have not; no, sir.

The CHAIRMAN. Will you hand that to the stenographer now, to be inserted in the record at this point?

Mr. SLEEPER. Yes, sir.

(The form of lease referred to is in the words and figures following, to wit:)

B. L. Form No. 54.

UNITED STATES OF AMERICA.  
ESTADOS UNIDOS DE AMÉRICA.

GOVERNMENT OF THE PHILIPPINE ISLANDS  
GOBIERNO DE LAS ISLAS FILIPINAS.

LEASE.  
CONTRATO DE ARRENDAMIENTO.

Lease No. ....  
Contrato de Arrendamiento No. ....

Bureau of Lands No. ....  
Oficina de Terrenos No. ....

This lease made and entered into, in duplicate, this .... day of ....., 19 .., by and  
Este contrato otorgado por duplicado, hoy día ..... de ..... entre

between ....., Director of Lands, acting herein for and on behalf of the Govern-  
Director de Terrenos, en nombre y representación del Gobierno de las

ment of the Philippine Islands, as authorized by the provisions of section 70 of act  
Islas Filipinas por virtud de la autorización que le conceden las disposiciones del artículo 70 de la Ley  
numbered 926 of the Philippine Commission, as amended by act numbered 979,  
No. 926 de la Comisión de Filipinas, reformada por la Ley No. 979, y

and authorized to execute this lease by the provisions of act numbered 1525 of the  
autorizado por las disposiciones de la Ley No. 1525 de la

Philippine Commission, hereinafter known as the party of the first part, and .....  
misma Comisión para otorgar este contrato, en el cual se le designará en lo sucesivo como primera parte,

hereinafter known as the part..... of the second part—  
y á quien se designará como segunda parte.

Witnesseth: That the party of the first part, for and in consideration of the  
Hace constar: Que la primera parte, en consideración á los

rents, covenants, and agreements hereinafter contained, to be paid, kept, and  
aquilares, convenios y estipulaciones aquí consignados y que han de pagarse, observarse y

performed by the part of the second part, has demised, leased, and let, and does  
cumplirse por la segunda parte, dá en arrendamiento á ésta los

hereby demise, lease, and let, unto the said part of the second part the following  
siguientes

lands, with the appurtenances thereunto of right belonging, lying and being in the  
terrenos, con sus pertenencias, sitios en el

barrio of....., Municipality of....., Province of....., Philippine Islands, being  
barrio de Municipio de Provincia de Islas Filipinas, cuyos terrenos

a portion of the public domain, the property of said Government, and described as  
som de dominio público y propiedad de dicho Gobierno y se describen como sigue

follows, to wit:..... and containing an area of ..... hectares, ..... ares,  
comprendiendo una extensión superficial de hectáreas, áreas,

and ..... centares, according to the official plat of the survey thereof on file in the  
y centiáreas, de acuerdo con el plano oficial de la medición de los mismos, archivado en

Bureau of Lands, Manila;  
la Oficina de Terrenos en Manila;

To have and to hold the said described premises unto the said part..... of  
Para que la segunda parte posea dichos terrenos

the second part for the full term of ..... years from and including the .....  
por el término de años á contar desde el día

day of ....., 19....., at a yearly rental of ..... pesos, Philippine currency,  
de inclusive, por el alquiler anual de pesos en moneda de Filipinas,

(P.....) to be paid annually, on the ..... day of ..... in each and every year  
que se habrá de pagar anualmente el día de cada año, mientras

during the continuance of said term, at the Office of the Bureau of Lands, Manila,  
dure el plazo de este contrato, en la Oficina de Terrenos del estado en Manila, ó al

or to the Provincial Treasurer of the Province of .....  
Tesorero Provincial de la Provincia de

That the said part..... of the second part hereby covenant..... to and with  
Que la segunda parte conviene por el presente con la

the said party of the first part to pay the said rent to the said party of the first  
primera parte en pagar á ésta, ó á su

part, his successor or duly authorized agent, at the time and in the manner herein  
sucesor ó representante debidamente autorizado, dicho alquiler en la época y de la manera en el pre

set forth.

sente documento consignadas.

It is specially covenanted that the said part..... of the second part shall not  
Queda especialmente convenido que la segunda parte no

sublet the whole or any part of the premises herein described, or assign this lease,  
subarrendará en todo ni en parte la propiedad aquí descrita, ni traspasará este contrato á nadie,

without permission, in writing, of the party of the first part, and of the Secretary  
sin previo permiso por escrito de la primera parte y del Secretario

of the Interior, first had and obtained; and it is expressly understood that this lease  
de lo Interior, y se hace constar expresamente que este

shall terminate and expire on the ..... day of ..... , 19... , and that no presump-  
arrendamiento expirará el día de y que no se presumirá

tion of renewal or continuation beyond that day can arise otherwise than as provided  
renovado ni prorrogado más allá de dicho día á no ser con arreglo á lo dispuesto en el artículo 28

in section 28 of said act numbered 926, as amended by act numbered 979. The part...  
de la referida Ley No. 926 según está reformada por la Ley No. 979. La

of the second part hereby waive... all right in this respect conferred by the provisions  
segunda parte renuncia por el presente á todos los derechos que le confieren las disposiciones del

of article 1566 of the civil code. The part.... of the second part hereby waives... all  
artículo 1566 del Código Civil

rights to notice or demand for the payment of rent provided in section 80 of the  
y las del artículo 80 del Código de Procedimiento Civil por lo que se refiere al requerimiento al pago de

Code of Civil Procedure, as well as all other periods of grace. The part.... of the  
los alquileres, así como á todo término de gracia. Asimismo renuncia la segunda parte á cualquier

second part hereby further waive.... any right.... may acquire under the  
derecho que pudiera tener con arreglo á las disposiciones del artículo 1575 del Código Civil, á la

provisions of article 1575 of the Civil Code to any reduction of rent on account of  
reducción de alquileres por motivo de pérdidas ó daños sufridos por casos fortuitos extraordinarios é

any loss or damage suffered by reason of extraordinary unforeseen fortuitous events.  
imprevistos.

The part.... of the second part fully understand.... and agree.... that the  
Las segunda parte se dá por enterada y conviene en que quedan arrendados los

premises herein described are leased and demised subject to the provisions of  
terrenos aquí descritos con sujeción á las disposiciones de los

sections 19, 50, and 51 of the Act of Congress of the United States entitled "An Act  
artículos 19, 50 y 41 de la Ley del Congreso de los Estados Unidos, titulada "Ley disponiendo

temporarily to provide for the administration of the affairs of Civil Government  
provisionalmente la administración de los asuntos del Gobierno Civil

in the Philippine Islands, and for other purposes," approved July 1, 1902, and  
en las Islas Filipinas, y para otros fines," aprobada el 1.º de Julio de 1902, y

of sections 28, 30, 31, 73, 74, 75, and 76 of the Public Land Act Numbered 926.  
de los artículos 28, 30, 31, 73, 74, 75 y 76 de la Ley de Terrenos del Estado, No. 926.

And it is further covenanted and agreed by and between the parties hereto that,  
Y queda además pactado y convenido entre las partes otorgantes de este contrato que en el caso de

on default in the payment of rent, or a breach of any of the covenants herein, by  
que la segunda parte dejare de pagar los alquileres en cualquiera de las épocas fijadas, ó infringiera

the said part.... of the second part, the said party of the first part may elect to  
cualquiera de las cláusulas de este instrumento, podrá la primera parte declarar caducado y rescin-

declare this lease forfeited and void, and, after having given ..... days' notice in  
dido este contrato, y, después de avisar por escrito á la segunda parte con ..... días de anticipa-

writing to the said part.... of the second part, may enter and take possession of the said  
ción tomar posesión de los terrenos en cuestión, de los que la segunda parte le entregará la quietay-

premises, and said part.... of the second part hereby covenant.... and agree....  
pácífica posesión; y que los convenios, disposiciones, cláusulas y condiciones de este contrato serán

to give up the possession thereof; and that the covenants, provisions, clauses, and  
obligatorios para el sucesor ó sucesores de la primera parte y para los herederos, albaceas, adminis-

conditions of this lease shall extend to and be binding upon the successor or successors of the party of the first part, and to and upon the heirs, executors, administrators, or legal representatives of the part.... of the second part, and they are legally bound thereby.

In witness whereof the said parties have hereunto set their hands.

En testimonio de lo cual han firmado dichas partes el presente instrumento de su puño y letra.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed and delivered in the presence of:

Firmado y otorgado en presencia de:

Approved:

Aprobado:

\_\_\_\_\_  
*Secretary of the Interior.*  
Secretario de lo Interior.

Mr. PARSONS. I asked for that regular form of lease yesterday, and I would like to know whether these papers are to be put into the record at the time I ask for them.

The CHAIRMAN. If they are produced in time they will be.

Mr. PARSONS. I asked for that yesterday.

Mr. SLEEPER. I thought it was the form of lease of friar lands you asked for.

Mr. PARSONS. You put in the form of lease of friar lands in your testimony yesterday?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. Did you say the lease to Mr. Worcester was made in the precise form of the lease which you have just handed to the stenographer to incorporate in the record?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. With no special or added feature whatever?

Mr. SLEEPER. None whatever.

The CHAIRMAN. Can you state what the consideration was, the annual rental?

Mr. SLEEPER. The minimum rental authorized by law, 50 centavos per hectare per year.

The CHAIRMAN. What kind of land was it?

Mr. SLEEPER. From the report of the inspector of my bureau it was very ordinary land, poor land.

The CHAIRMAN. Will that appear from the report?

Mr. SLEEPER. Yes, sir; that appears from his report. I have never been on the land, but I think Mr. Worcester, the secretary of the interior, has been.

The CHAIRMAN. How far is it from Manila?

Mr. SLEEPER. I do not know, without finding out from the plat.

The CHAIRMAN. State, if you know, whether Mr. Worcester, the secretary of the interior, has any interest in this land or in this lease?

Mr. SLEEPER. No, sir; I think he has no interest, absolutely none, from what I know of it. It is between 80 and 100 miles from Manila, I find.

The CHAIRMAN. How reached? By rail or water or wagon roads?

Mr. SLEEPER. By rail within 10 miles, I believe, and then overland by horseback or walking, or by rail some distance, and then part way by water up some large river.

The CHAIRMAN. Was there any improvement on these lands at the time of the lease?

Mr. SLEEPER. No, sir.

The CHAIRMAN. Do you know whether Mr. Worcester has put any on since?

Mr. SLEEPER. I believe he has. I have seen him several times, and he said he was making improvements there and trying to grow some crops.

The CHAIRMAN. Is Mr. Worcester, the lessee, a resident of Manila?

Mr. SLEEPER. No, sir; I do not think he is. I think he is a resident of the Philippine Islands. I do not remember that he lived in Manila.

The CHAIRMAN. That is all I desire to ask, I think. Have any of the members of the committee any further questions?

Mr. PARSONS. How much public land is there in that Province?

Mr. SLEEPER. There is a large quantity; I could not say how much.

Mr. PARSONS. Can you ascertain the figures and put them in the record?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. How much public land there is and what occupied land there is, is what I want to know.

Mr. SLEEPER. No; I can not give the occupied land. I can give the estimated area of public land in that Province, which is very large.

Mr. PARSONS. You can give us also the total area of land, can you?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. How long did this lease run?

Mr. SLEEPER. Twenty-five years.

Mr. PARSONS. Upon what authority of law was the lease for that length of time granted?

Mr. DOUGLAS. Section 28, Mr. Sleeper.

Mr. SLEEPER. Under the provisions of chapter 3 of the public-land act.

The CHAIRMAN. When you say "public-land law," do you mean the law passed by the Philippine legislative body?

Mr. SLEEPER. Yes, sir; section 28 of chapter 3 of the public-land act of the Philippine Islands.

Mr. MADISON. Read that provision.

Mr. SLEEPER. It is as follows:

Leases hereunder shall run for a period of not more than twenty-five years, but may be renewed for a second period of twenty-five years, at a rate to be fixed as above indicated, which rate shall not be less than fifty centavos per hectare and shall not exceed one peso and fifty centavos, Philippine currency, per hectare. Land leased hereunder shall not be assigned or sublet without the consent of the chief of the bureau of public lands and the secretary of the interior.

Mr. DOUGLAS. In that same connection, also read section 27.

Mr. SLEEPER. It is as follows:

The rate per hectare per annum for lands leased under this chapter shall be fixed by the chief of the bureau of public lands, with the approval of the

secretary of the interior, and shall in no case be less than fifty centavos, Philippine currency, per hectare per annum. Said rent shall be paid yearly in advance, the first payment being deposited with the chief of the bureau of public lands before the delivery of the lease.

Mr. DOUGLAS. Now read section 22.

Mr. SLEEPER. Section 22 reads as follows:

Any citizen of the United States or of the Philippine Islands, or of any insular possession of the United States, or any corporation or association of persons organized under the laws of the Philippine Islands, or of the United States, or of any State, Territory, or insular possession thereof, authorized by the laws of its creation and by the laws of the Philippine Islands, and the acts of Congress applicable thereto, to transact business in the Philippine Islands may lease any tract of unoccupied, unreserved, nonmineral agricultural public lands, as defined by sections eighteen and twenty of the act of Congress approved July 1st, nineteen hundred and two, providing a temporary government for the Philippine Islands, etc., not exceeding one thousand and twenty-four hectares, by proceeding as hereinafter in this chapter indicated, provided that no lease shall be permitted to interfere with any prior claim by settlement and occupation until the consent of the occupant or settler is first had and obtained, or until such claim shall be legally extinguished: *And provided further*, That no corporation or association of persons shall be permitted to lease lands hereunder which are not reasonably necessary to enable it to carry on the business for which it was lawfully created, and which it may lawfully pursue in the Philippine Islands.

Mr. DOUGLAS. How many acres did you say were included in the Worcester lease?

Mr. SLEEPER. It is 977 hectares. I was looking for the actual figures in acres, which are 2,443.46 acres.

Mr. DOUGLAS. I noticed that in Dean C. Worcester's report, but I could not make it quite that. You say it is 977 hectares?

Mr. SLEEPER. Yes, sir.

Mr. DOUGLAS. Yes; that is right. How many acres, computed in acres, were the 1,024 hectares authorized?

Mr. SLEEPER. Two thousand five hundred acres.

Mr. DOUGLAS. So this was less than the legal requirement?

Mr. SLEEPER. Yes; this was within the legal limit.

Mr. DOUGLAS. What failure was there on the part of the secretary of the interior, that you are aware of, to give publicity to this matter? Was there any attempt, so far as you could see or that you know of, to make any concealment about this lease to E. L. Worcester?

Mr. SLEEPER. Yes, sir; before I had submitted the papers to him for his consideration.

Mr. DOUGLAS. I put the question both ways, as to what attempt was made to conceal it and what attempt was made to give publicity to it?

Mr. SLEEPER. There was no attempt to conceal anything. On the other hand, Mr. Worcester advised me that he did not desire to act on these papers.

Mr. DOUGLAS. It was called to the attention of the governor general?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. Was there any publicity?

Mr. SLEEPER. No more than the regular form of lease.

Mr. PARSONS. The regular form of lease?

Mr. SLEEPER. Yes.

Mr. PARSONS. Is that lease recorded?

Mr. SLEEPER. Yes, sir; it is recorded and advertised.

Mr. DOUGLAS. Advertised?

Mr. SLEEPER. Yes, sir; we advertise it under the provisions of the law.

Mr. PARSONS. What is that advertising?

Mr. DOUGLAS. What is that provision of law for making advertisements?

Mr. SLEEPER. I am not sure about that.

The CHAIRMAN. In what manner was this particular lease advertised?

Mr. SLEEPER. No; the leases are not advertised. They are forwarded to the Forestry Bureau, the chief of which determines the character of the land, whether forestal or more valuable for agriculture.

Mr. PARSONS. Is that before they are granted?

Mr. SLEEPER. Yes, sir; that is before they are granted; before we consider the application to lease.

Mr. PARSONS. But there is no advertisement?

Mr. SLEEPER. No; not of leased lands. All public lands sold are advertised.

Mr. PARSONS. Was it known there that Mr. Worcester had leased these lands?

Mr. SLEEPER. In Manila?

Mr. PARSONS. Yes.

Mr. SLEEPER. Publicly known?

Mr. PARSONS. Yes.

Mr. SLEEPER. I do not know.

Mr. PARSONS. What was the date of the lease?

Mr. SLEEPER. April 20, 1908, I think it was. I have not the lease here, but judging from these documents it was issued sometime between April 20 and the last of April. The application was posted on the bulletin board in my bureau also for this lease.

Mr. PARSONS. How long was it posted there?

Mr. SLEEPER. From May 15, 1908, to July 2.

Mr. PARSONS. July 2, 1908?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. Is that bulletin board in a public place?

Mr. SLEEPER. It is the regular bulletin board of the bureau; yes, sir.

Mr. PARSONS. Is it required by law that it should be posted there?

Mr. SLEEPER. I thought it was, but I do not find it here.

The CHAIRMAN. Had you advertised this lease?

Mr. SLEEPER. We publish them on the bulletin boards.

The CHAIRMAN. Were there any other applicants for that land?

Mr. SLEEPER. No, sir.

Mr. PARSONS. Who is Mr. Worcester, in addition to being a nephew of the Secretary of the Interior?

Mr. SLEEPER. I do not know.

Mr. PARSONS. What business is he engaged in out there?

Mr. SLEEPER. I do not know.

Mr. PARSONS. How long has he been in the Philippines?

Mr. SLEEPER. I do not know that.

Mr. MADISON. Did you ever meet him personally?

Mr. SLEEPER. Mr. Worcester?

Mr. MADISON. Yes.

Mr. SLEEPER. Yes, sir; I have met him two or three times.



Mr. MADISON. Do you know where he lives?

Mr. SLEEPER. He lives up on this land, I believe.

Mr. MADISON. He resides there now?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. Do you know where he was residing before he took the land?

Mr. SLEEPER. I do not. I do not know where he was residing.

Mr. MADISON. Did you meet him before he took the land?

Mr. SLEEPER. Yes, sir. He was in my office, I believe, before he took the land.

Mr. MADISON. How old a man is he?

Mr. SLEEPER. Thirty-five, I should think.

Mr. MADISON. Do you know how he came to go to the Philippines?

Mr. SLEEPER. No, sir.

Mr. MADISON. Do you know whether or not he resides with or is connected in anywise, except by relationship, with the Secretary of the Interior?

Mr. SLEEPER. He does not reside with him; I know that.

Mr. MADISON. Has he any business relations with him that you know of?

Mr. SLEEPER. Not to my knowledge.

Mr. MADISON. Is he a married man?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. Were you ever at his home?

Mr. SLEEPER. No, sir.

Mr. MADISON. He is a man you personally know very little about?

Mr. SLEEPER. I have just met him on two or three occasions.

Mr. MADISON. You say the land you leased to him was poor land?

Mr. SLEEPER. That is what the report of the inspector sent up there to examine and inspect it would show.

Mr. MADISON. Who was the inspector?

Mr. SLEEPER. Mr. Clute.

Mr. MADISON. How many inspectors have you in your bureau?

Mr. SLEEPER. Four or five at the present time.

Mr. MADISON. Are they all Americans?

Mr. SLEEPER. No, sir.

Mr. MADISON. How many Americans and how many Filipinos?

Mr. SLEEPER. I have one American inspector now. Mr. Clute has been promoted. I have three Filipinos who do that work, who are regularly employed—that is, two of them are regularly employed, and one only occasionally.

Mr. MADISON. Were you ever on this land yourself?

Mr. SLEEPER. No, sir.

Mr. MADISON. You know nothing about its character, except as reported by this inspector?

Mr. SLEEPER. That is all.

Mr. MADISON. Do you know for what purpose it is best adapted?

Mr. SLEEPER. No, sir.

Mr. MADISON. You know nothing about that?

Mr. SLEEPER. No, sir.

Mr. MADISON. What is usually raised in that province?

Mr. SLEEPER. That is a good rice province, so far as I know. That is about the principal crop they raise there.

Mr. MADISON. You say, then, that this is probably rice land?

Mr. SLEEPER. I think it is not all probably rice land from the inspector's report. It shows some of it is high land, and other as low land on the slopes down to the river.

Mr. MADISON. How much is rice land, if you know, from the inspector's report, and how much is nonrice land?

Mr. SLEEPER. I do not know.

Mr. MADISON. Does not the report show that?

Mr. SLEEPER. Shall I read this report?

Mr. MADISON. No.

Mr. SLEEPER. The land is open, with a few scattered trees and ant hills, and slopes gradually from the northern to the southern limit, being crossed by numerous arroyos of shallow depth. It is thinly covered with a short grass, showing that the soil is a very indifferent quality. The soil of the northern part is of sandy nature with gravel base a short distance below. The soil near the southern limit is some richer, due, no doubt, to the surface soil having been washed down from the steeper slopes. However, even the best soil is of very poor class and will require a large expenditure of labor and money to build it to a producing point.

Mr. MADISON. Was there a house on the land at the time he leased it?

Mr. DOUGLAS. The application says not; I do not know what the facts are.

Mr. SLEEPER. Mr. Clute said that at that time there was no habitation, excepting the barrio composed of laborers employed by Mr. Worcester and his own home, within five miles of the land.

Mr. DOUGLAS. What is a barrio?

Mr. SLEEPER. A small collection of houses, two or three sometimes, and sometimes a dozen or twenty.

Mr. MADISON. Do you know or not, since the leasing of this land, the fact of the making of the lease has become generally known in Manila and thereabouts?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. You may state whether or not there has been any protest on the part of the native people or others with regard to making this lease.

Mr. SLEEPER. Not to my knowledge.

Mr. MADISON. Have you heard of any claims on the part of any one that there was anything unfair or partial about the making of this lease?

Mr. SLEEPER. No, sir; I think not.

Mr. MADISON. Has there been any criticism of the governor general or the Secretary of the Interior because of the making of the lease, because of the fact of relationship between the lessee and the Secretary of the Interior?

Mr. SLEEPER. No, sir; not to my knowledge.

Mr. MADISON. You have not heard that any such thing has occurred?

Mr. SLEEPER. I may have heard somebody say something about it or ask about it, but I do not think it is anything public, except perhaps in relation with other Martin charges. Newspaper articles perhaps have mentioned it in connection with the friar-land matter.

Mr. MADISON. It is apparent that the man E. L. Worcester is a nephew of the Secretary of the Interior. Has the fact that such a

lease was made been the subject of comment, either adverse or otherwise, either before or after the making of Mr. Martin's speech in Congress?

MR. SLEEPER. I think there has been something in the press about it since Mr. Martin's speech.

MR. MADISON. Has the criticism been adverse or otherwise?

MR. SLEEPER. I do not remember.

MR. MADISON. You do not know about that?

MR. SLEEPER. No, sir.

MR. MADISON. Have there come to you any protests or criticisms because of the making of this lease?

MR. SLEEPER. No, sir.

MR. MADISON. None whatever?

MR. SLEEPER. None whatever.

MR. MADISON. Mr. Chairman, that is all I care to ask.

MR. HELM. Are there any enterprises in that locality or vicinity where this land is, where this lease has been made?

MR. SLEEPER. No, sir; except this one farming industry—is that what you mean?

MR. HELM. Yes; any adjacent there?

MR. SLEEPER. There has been some inquiry in regard to adjacent lands by other applicants who want to go up there.

MR. HELM. What particular enterprise?

MR. SLEEPER. There was a man by the name of Miller who applied to me informally one time for a tract of land up somewhere near Mr. Worcester's, and I think there have been one or two Filipinos who have also been inquiring about land in that vicinity.

MR. HELM. With any particular purpose in view?

MR. SLEEPER. They wanted to get a tract of land, that is all, for farming purposes.

MR. HELM. I understood you to say there are no farming enterprises in progress near there?

MR. SLEEPER. So far as I know, there is nobody who has leased or applied for a lease there yet, but they evidently see Mr. Worcester is cultivating some land there, and think it is a good place to get in.

MR. HELM. How far is this land from any enterprise that is in contemplation by investors or speculators?

MR. SLEEPER. I think right alongside of it. I think Mr. Miller asked for some land right alongside of it.

MR. HELM. Who is Mr. Miller?

MR. SLEEPER. I think he is an employe in the Bureau of Agriculture. I think he told me he had practically given it up. He could not afford to go out there.

MR. HELM. Are there any sugar interests in this locality?

MR. SLEEPER. None that I know of; no, sir.

MR. JONES. Does this land lie upon a navigable stream?

MR. SLEEPER. Yes, sir; I think it is—that is, it is a stream that is navigable at certain periods of the year, so I understand, when the water is up.

MR. JONES. What is the name of this stream?

MR. DOUGLAS. Is it not the Rio Grande?

MR. SLEEPER. Yes, the Rio Grande.

MR. PARSONS. Is that a tributary of the Pampanga?

Mr. SLEEPER. I think the Rio Grande de la Pampanga is the name of the river.

Mr. JONES. Do you know of any public land—and I include in that term the friar lands—that have been leased or sold to any other person named Worcester, other than E. L. Worcester?

Mr. SLEEPER. No, sir.

Mr. JONES. There has been some statement that there was a man named George S. or George Q. Worcester who had obtained some 150 acres of public land. Do you know anything of any such transaction?

Mr. SLEEPER. Yes, sir; Mr. Worcester talked about that—Mr. George Worcester talked to me about that—but he has not come through with it yet.

Mr. JONES. Has he made formal application?

Mr. SLEEPER. I am not sure whether he has or not. I think he has, though.

Mr. JONES. You think he has?

Mr. SLEEPER. I think he has. He has either made formal application or has made application for survey, and I do not remember which.

Mr. JONES. Who is this Mr. George Worcester?

Mr. SLEEPER. I think he is a brother of the Mr. Dean C. Worcester.

Mr. JONES. A brother of the secretary of the interior?

Mr. SLEEPER. Yes, sir.

Mr. JONES. What land has he applied for?

Mr. SLEEPER. I am not sure whether he has applied for any yet, but if he has it is somewhere within this vicinity, but I do not know just where; I have never seen the surveys and never seen the plats.

Mr. JONES. In the same Province?

Mr. SLEEPER. Yes, sir.

Mr. JONES. In the same neighborhood?

Mr. SLEEPER. Yes, sir. I have the list of applications here with me in Washington; all applications for leases up to the time we left, and that would show whether he had made that application or not.

Mr. JONES. Your opinion is he has either made application for the land or for survey of the land preliminary to making application?

Mr. SLEEPER. Yes, sir.

Mr. JONES. Preliminary to making application for the land?

Mr. SLEEPER. Yes, sir.

Mr. JONES. Is he a resident of the Philippine Islands?

Mr. SLEEPER. Yes, sir; I think he is.

Mr. JONES. How long has he resided there?

Mr. SLEEPER. I do not know.

Mr. JONES. Mr. Chairman, I have no further questions.

Mr. PARSONS. Do you classify the public lands before you lease them as you do the friar lands?

Mr. SLEEPER. Not in the same manner. We send an inspector to go over the lands and determine their approximate value, when we can determine upon the rate to lease it or to sell it.

Mr. PARSONS. But you do not classify it in different grades as you do the friar lands?

Mr. SLEEPER. Not in the same manner; no, sir. It is a more general classification.

Mr. MADISON. What relation is Mr. George Worcester to E. L. Worcester?

Mr. SLEEPER. I suppose he is an uncle.

Mr. MADISON. He might be his father?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. That is the reason I asked the question.

Mr. SLEEPER. I do not know.

Mr. DEAN C. WORCESTER. I would like to get it straight in the record—that he is his father.

Mr. DOUGLAS. George is the father of E. L.?

Mr. DEAN C. WORCESTER. George is the father of E. L.; yes.

Mr. GARRETT. What is the limit of the amount of public lands that can be leased to an individual?

Mr. SLEEPER. Two thousand five hundred acres.

Mr. GARRETT. And to a corporation?

Mr. SLEEPER. The same.

Mr. DOUGLAS. Is there anything, Mr. Sleeper, in the neighborhood in which Mr. E. L. Worcester's land is located, or the lease is located, that makes it attractive as a home?

Mr. SLEEPER. I do not know; I have never been up there. I would say not, from my general knowledge.

Mr. DOUGLAS. It would be an agricultural enterprise for the man who went there?

Mr. SLEEPER. Entirely so.

Mr. PARSONS. How near is the railroad to that land?

Mr. SLEEPER. My recollection is about 10 miles.

Mr. PARSONS. It is one of the new lines projected in that direction?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. To what point?

Mr. SLEEPER. I think it is Cabanatuan.

Mr. PARSONS. Has that been completed?

Mr. SLEEPER. I have never been there. I know the railroad is running to Cabanatuan. Whether that is the nearest point, I am not certain.

Mr. MADISON. Are provisions for forfeiture inserted in leases for the friar lands?

Mr. SLEEPER. For the leases?

Mr. MADISON. Yes; provision for forfeiture upon failure of the lessee to carry out the provisions of the lease?

Mr. SLEEPER. They are either included in the lease or the law provides for it, one or the other.

Mr. MADISON. If they are generally inserted in the friar-land leases, why did they happen to be omitted in this one of Mr. Carpenter's?

Mr. SLEEPER. I think the law provides for that, for the annulment of the contract in the event of the nonfulfillment of the conditions.

Mr. MADISON. Then, of course, it would be included in it, whether it was written there or not. Could you tell us about it quickly?

Mr. SLEEPER. No, sir; I would have to look that up.

Mr. HELM. As to this railroad which you say extends within 10 miles, is there any proposition to build that or extend it on to this land?

Mr. SLEEPER. I do not know that. I think not. I think the railroad goes in the other direction.

Mr. HELM. You say this is on a river?

Mr. SLEEPER. Yes, sir. There is a river there.

Mr. HELM. Through this land?

Mr. SLEEPER. The river runs by one end of it, I think.

Mr. HELM. Is there anything in the location of the property that makes this body of land particularly adapted to the handling of lumber or timber by reason of that stream?

Mr. SLEEPER. I think not.

Mr. GARRETT. Is there any proposition pending to construct a highway from the railroad to this land?

Mr. SLEEPER. Not to my knowledge.

Mr. GARRETT. Speaking of the law covering the forfeiture or providing for the annulment in the event of failure, that is a general law, is it not?

Mr. SLEEPER. Yes, sir.

Mr. GARRETT. It applies to all alike?

Mr. SLEEPER. Yes, sir; as I understand it.

Mr. PARSONS. How do the railroads get the land for stations and yards and terminals?

Mr. SLEEPER. By purchase.

Mr. PARSONS. Under what law do they get them?

Mr. SLEEPER. I think they have special laws providing for the purchase or condemnation of right of way.

Mr. PARSONS. What limit is there to the amount of land they can hold?

Mr. SLEEPER. I do not remember the law on that subject.

Mr. PARSONS. Do they make any application to your office?

Mr. SLEEPER. For friar lands they do; for other lands they do not.

Mr. PARSONS. Have they made application to your office for friar lands?

Mr. SLEEPER. Yes; they have purchased some.

Mr. PARSONS. How much?

Mr. SLEEPER. The Manila Railroad Co. are occupying 423.8 acres on several of the estates, across several of the estates, as right of way and switch rights of way and station grounds, and I think one gravel pit.

Mr. PARSONS. That is the total?

Mr. SLEEPER. That is the total they are occupying. They have not purchased it all, because we did not know at the time I left the price which was the value provided by law which they were to pay. They have made settlement for some of the lands on some of the estates, and have received sale certificates for some, the same as other parties.

Mr. PARSONS. How much have they applied for?

Mr. SLEEPER. 423.8 acres; that is what they have asked for.

Mr. DAVIS. Do they purchase this land outright?

Mr. SLEEPER. Yes, sir.

Mr. DAVIS. There is no system of leasing to them?

Mr. SLEEPER. No, sir. They purchase under the same conditions as other purchasers, except that they indemnify the former occupants of the land, if any, for damages.

Mr. DAVIS. Do they purchase it on deferred payments or all down?

Mr. SLEEPER. I think they have paid in cash so far for everything they have purchased.

Mr. PARSONS. When did you prepare your report for 1909?

Mr. SLEEPER. In July and August.

Mr. PARSONS. It is dated August 10, 1909?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. Had it been prepared prior to that time?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. Is that the date you transmitted it?

Mr. SLEEPER. That is the date I signed it and forwarded it to the Secretary.

Mr. PARSONS. Is that the date you transmitted it?

Mr. SLEEPER. That is the date I signed it and forwarded it to the Secretary.

Mr. PARSONS. Have you your report for 1910 there?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. May I see it, please?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. You have not got it in printed form, have you?

Mr. SLEEPER. No, sir.

Mr. PARSONS. When was your report for 1910 prepared?

Mr. SLEEPER. The report was prepared immediately following the receipt of the reports from the provinces; usually in July and August.

Mr. PARSONS. I would like to get straight in my mind why you survey some of the Friar lands or Friar estates ahead of others?

Mr. SLEEPER. In the beginning, my office had very few surveyors. In 1905, when I took possession, there were perhaps six or seven altogether. There were two estates that had never been surveyed by the engineering bureau of the Government there, and we did not know their areas, and it was considered advisable that before the Government got the deeds to these estates and paid for them, the boundaries should be surveyed, and the first survey was therefore made of the San Jose estate in Mindoro. The men were available, and they were sent right down there. That survey was merely a boundary survey to show what area of land was contained. But as the surveyors were going down there it was considered also advisable at that time to make some kind of topographical survey to see what was on the estate. That was really the first estate that was considered. Immediately thereafter they began surveys of some of the other estates.

Mr. PARSONS. That survey was completed on August 27, 1905, was it not?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. What was the other estate that you referred to?

Mr. SLEEPER. No; that was not completed. The field work was completed.

Mr. PARSONS. When was the survey itself completed?

Mr. SLEEPER. In 1906; May 31.

Mr. PARSONS. What was the other estate to which you referred?

Mr. SLEEPER. The next estate taken up, I think, was the Dampol estate. I think the Dampol estate was the second estate taken up.

Mr. PARSONS. Why was that taken up?

Mr. SLEEPER. We had some surveyors available, and that was one of the estates we considered entirely occupied, and we thought it best to begin with that estate.

Mr. PARSONS. I understood you to say there were two estates as to the boundaries of which you were not certain?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. What was the other one of those?

Mr. SLEEPER. The Isabela estate.

Mr. PARSONS. The field work on that was completed June 13, 1907?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. And the computations, and so on, were completed July 9?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. And the valuations February 16, 1909?

Mr. SLEEPER. There was great difficulty in obtaining competent surveyors at that time, and we sent the surveyors to the estates that we thought were occupied and would be leased, rather than to the estates that were vacant, and to some of the estates it was dangerous to send surveyors at that time. In fact, they got into trouble later on the Cavite estates.

As fast as we increased the number of surveyors we sent them out to the different estates to begin work.

Mr. PARSONS. Taking up these estates in your report for 1909, which is House Document No. 914, under the item of final plans and computations completed, I see at that time they had been completed as to the Banilad and Binagbag estates, but only 49 per cent as to the Binan. Why had not more been completed in regard to the Binan?

Mr. SLEEPER. Lack of employees.

Mr. PARSONS. When was the work on that started—or has that since been completed?

Mr. SLEEPER. Yes, sir. That has been completed and sold.

Mr. PARSONS. Nothing has been completed on the Calamba estate. Why is that?

Mr. SLEEPER. That estate was so sparsely occupied at that time that we considered it one of the estates we could best leave for computation until later.

Mr. PARSONS. Has that yet been completed?

Mr. SLEEPER. Yes, sir; and offered for sale.

Mr. PARSONS. Dampol estate and Guiguinto estate have been completed, but nothing has been done on the Imus estate. Why was that?

Mr. SLEEPER. That was the largest estate we had—the most difficult one—and the surveying party was longer in the field.

Mr. PARSONS. Why?

Mr. SLEEPER. On account of its area and the difficulties they had down there. They were also delayed down there on account of conditions.

Mr. PARSONS. That is in Cavite?

Mr. SLEEPER. That is in Cavite Province. The computation force was not able to go ahead with the work and the legislature did not see fit to give me office force enough to go ahead and push the computation work through after the field work had been completed.

Mr. PARSONS. The field work was completed in 1908 and the computation has not yet been completed?



Mr. SLEEPER. Yes, sir; and the estate was offered for sale last month.

Mr. PARSONS. The Isabela has been completed. The Lolomboy estate has only been 49 per cent completed?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. Why is that?

Mr. SLEEPER. We had very great difficulty in the Lolomboy estate in identifying the various holdings of the various individuals. It is badly cut up, and the surveyors were delayed greatly in getting their lines on the different holdings of different people and getting them straightened out and identifying the properties belonging to each. That delayed us somewhat on that estate.

Mr. PARSONS. Eighty-seven per cent of that is completed, as I understand?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. The computations have been completed?

Mr. SLEEPER. Yes, sir; and it has been offered for sale.

Mr. PARSONS. The Matamo estate, the Malinta estate, and the Muntinlupa estate have all been completed. On the Naic estate only 19 per cent has been completed. Why was that?

Mr. SLEEPER. That was in the office under computation, and we did not have employees enough to push the work any faster.

Mr. PARSONS. The field work was completed on November 1, 1907?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. Have the computations now been completed?

Mr. SLEEPER. Yes, sir; and the estate has been offered for sale.

Mr. PARSONS. The Orion estate has been completed. On the Piedad nothing has been done.

Mr. SLEEPER. At that time, no; but since that time it has all been completed as to the work.

Mr. PARSONS. It has all been completed?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. The San Jose de Mindoro estate has been completed; also the San Marcus. The Santa Cruz de Malabon estate shows nothing had been done. Why was that?

Mr. SLEEPER. You are reading the percentage of computations completed, are you not?

Mr. PARSONS. I am reading from your report for the year ending June 30, 1909, with plans and descriptions completed.

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. Also from this statement on page 93?

Mr. SLEEPER. The lack of employees.

Mr. PARSONS. Have the computations been completed on that yet?

Mr. SLEEPER. At that time?

Mr. PARSONS. Now?

Mr. SLEEPER. Yes; they are all complete.

Mr. PARSONS. The Santa Maria de Pandi, only 5 per cent has been completed. Why is that?

Mr. SLEEPER. That is another estate that joined the Lolomboy estate, and was occupied by so many occupants who did not really know where their lands were, and many of them lived away from the estate or in Manila and delayed the surveys, and therefore the final computations were delayed, coming in later than some of the other estates.

Mr. PARSONS. Have the computations been completed?

Mr. SLEEPER. Yes, sir. And the estate was offered for sale last month.

Mr. PARSONS. The Santa Rosa has been completed? The Tala estate, only 48 per cent has been completed?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. Why is that?

Mr. SLEEPER. We delayed that on account of the fact that it was so sparsely occupied until Mr. Carpenter came in and took up the unoccupied land, and then we went to work and completed it. It has been offered for sale.

Mr. PARSONS. All the work has been completed?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. The Talisay-Minglanilla estate, only 7 per cent has been completed. Why was that?

Mr. SLEEPER. That is a very difficult estate, a very large estate, divided up into very small holdings. That was delayed as one of the last until we had men available to put on the computations. In fact, it is just about completed now, the computations, and the sales data are being obtained. The classification committee is on the estate now, and it will be probably a month and a half before they are through.

Mr. PARSONS. I would ask, Mr. Chairman, for the convenience of the committee, that Capt. Sleeper prepare a table brought up to date similar to that in this report at page 97 of the report of the secretary of the interior.

The CHAIRMAN. You can do that, can you, Capt. Sleeper, and hand it to the stenographer or the clerk of the committee hereafter?

Mr. SLEEPER. Yes, sir; I can get that information. All the estates have been completed as to field work, and the computations have been completed, and only on one estate remains the valuation and the beginning of sales.

Mr. PARSONS. You will prepare such a statement?

Mr. SLEEPER. Yes, sir; I will prepare the data.

Mr. PARSONS. Referring further to that report of yours for the the year ending June 30, 1909, look at page 6 of that document. I see the total receipts on the Isabela estate for the preceding fiscal year were ₱311.24. Is that correct?

Mr. SLEEPER. Isabela?

Mr. PARSONS. Yes.

Mr. SLEEPER. Yes, sir. How much do you say?

Mr. PARSONS. Three hundred and eleven pesos, twenty-four centavos; is that correct?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. The annual contracted receipts, excluding interest and deferred payments, ₱583.8.

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. And on the San Jose estate the total receipts were ₱2,720?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. And there were no annual contracted receipts?

Mr. SLEEPER. No, sir.

Mr. PARSONS. The receipts on all 23 of the estates for that year were ₱534,122.55?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. And the total current expenses for that year on all 23 estates, which included annual interest on purchase price at 4 per cent, administration, irrigation, maintenance and repairs, were ₱671,784.77?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. And for the year prior to that, ₱659,341.53?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. On page 8 of your report you say as to the San Jose estate that it was formerly leased for the grazing of cattle, but the cattle have been removed and no further receipts are expected. Why have the cattle been removed?

Mr. SLEEPER. The friars did not care to pay us any more rent. They thought they had some land that they could move onto, land down south of the estate, and not pay any rent.

Mr. PARSONS. Did the cattle belong to the friars?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. On page 9 of your report, you say:

The San Jose estate is unoccupied and the Isabela estate has only a very small number of tenants, so that it is probable that these estates will carry a deficit until they are entirely disposed of.

Is that correct?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. What are the "friar land loans?"

Mr. SLEEPER. Those are loans to occupants of friar lands for the purpose of assisting them to cultivate their lands.

Mr. PARSONS. From what fund are they made?

Mr. SLEEPER. A special fund provided by the legislature of the Philippine Islands of ₱100,000.

Mr. PARSONS. By appropriation?

Mr. SLEEPER. Yes, sir; ₱100,000 appropriated and set aside for that purpose.

Mr. PARSONS. On page 14 of that report you state as follows:

It is estimated that with the exception of the two estates unoccupied, as mentioned above, practically all of the available land on the other estates will be disposed of either by sale or permanent leases during the coming year. It is anticipated that the following estates will also be placed on sale during the year: Tala, San Francisco de Malabon, Lolomboy, Naic, Binan and Piedad.

Were those placed on sale during the following year?

Mr. SLEEPER. All except the Lolomboy and the Binan estates were placed on sale during the next fiscal year. Those followed in the two months following, July and August.

Mr. PARSONS. Then the report says:

If the plans and descriptions of the other estates are ready they will also be offered for sale, although it is doubtful if it will be possible to complete same during the year, owing to the dearth of technical men for computations and the completion of the plans and descriptions.

Were any of those other estates offered for sale during the next fiscal year?

Mr. SLEEPER. No, sir.

Mr. PARSONS. Have any of them been offered in the months since the last fiscal year?

Mr. SLEEPER. All of them have, except one.

Mr. PARSONS. And that is which one?

Mr. SLEEPER. The Talisay Minglanilla estate in Cebu. I would like to say the part of the Banilad estate in Cebu has not been offered for sale, but is ready for sale on account of the fact the military authorities are considering the acquisition of a portion of it for a military post.

Mr. PARSONS. Then your report goes on to say, on page 14—

In connection with the sale of friar estates it may be stated that the satisfactory results obtained are due in a large measure to the amendment of the friar land act in which the period was increased from 10 to 25 years, in which the payments of installments on the purchase price may be made.

When was that change made? In what act was it?

Mr. SLEEPER. I think that was the in the act of [the witness paused to examine some papers].

Mr. PARSONS. If you can supply that later, you may do so, giving the date to the stenographer.

(Mr. Sleeper later gave the date to the stenographer as "June 3, 1908.")

Mr. PARSONS. On page 18 of the report there is a paragraph entitled "classification of the estates preparatory to sale," reading as follows:

The following statement shows the classification of the estates and the ratio of values of the different classes of land. This classification has been conducted by committees of from three to five, one member of which has always been an agent of this bureau. So far the committees have done their work successfully and apparently equitably, as very little opposition has been made or very few complaints received regarding the classifications. In making these classifications the committee has no knowledge of nor means of ascertaining the actual value in cash of the various parcels which they classify, and no consideration is given to who occupies the various parcels of an estate.

The essential points considered are, first, whether the lands classified are urban, rural, or agricultural; second, whether, if agricultural, they are irrigated or unirrigated, and whether they are of the first, second, third, or a still lower class of one of the three general subdivisions; third, soil values and the location, taking into consideration accessibility with regard to roads, centers of population, and so forth; fourth, other minor facts which might increase or decrease the value of a parcel.

Are those still the essential points considered?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. Those are still considered in classifying friar lands?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. I would ask, Mr. Chairman, that there be incorporated in the record Appendix A of this document 914, the appendix being entitled "Conditions on Estates."

The CHAIRMAN. If there is no objection, that may be inserted in the record at this point.

(The paper referred to is as follows:)

#### APPENDIX A.

##### CONDITIONS OF ESTATES.

##### BANILAD ESTATE.

Final plans and computations completed January 1, 1909. Estate classified and ready for sale. Sale postponed on account of the project of the military authorities to utilize part of the estate for a military post. That portion of the estate not included within the proposed military post was offered for sale in

June and a large portion of the estate sold, but the records of the sales not included in the report for this year. Final plans of the estate have been referred to attorney for presentation to the court of land registration. It is believed that practically all of the Banilad estate will be disposed of by sale or permanent leasing during the coming year. The following statement shows the sale value at date of sale:

Purchased October 26, 1904; area, 1,925 hectares; purchase price	₱211,999.52	
Expenses incident to purchase:		
Preliminary surveys	₱936.02	
Attorneys' fees to date of purchase	114.58	
		1,050.60
Cost of estate to date of purchase		213,050.12
Interest on purchase price, at 4 per cent, compounded quarterly from October 26, 1904, to December 31, 1908		38,572.16
Cost of parcel surveys, plans, and descriptions of estate from October 26, 1904, to December 31, 1908:		
Salaries and wages	₱15,466.52	
Supplies	2,147.08	
Transportation	346.08	
Miscellaneous	675.02	
Total cost of surveys		18,634.70
Cost of administration from October 26, 1904, to December 31, 1908:		
Salaries and wages	₱4,343.68	
Supplies	162.21	
Transportation	172.30	
Printing	205.13	
Miscellaneous	1,681.98	
Total cost of administration		6,565.30
Attorneys' fees October 26, 1904, to December 31, 1908		401.04
Salaries and traveling expenses incident to sale		1,200.00
Attorneys' fees and costs in court of land registration		948.38
Sale value of estate December 31, 1908		279,371.70

## BINAGBAG ESTATE.

This estate was offered for sale during the previous fiscal year. Very little accomplished during the year. About 30 per cent of the estate is vacant, although attempts have been made to induce occupants to purchase or release. The sale value of this estate is high, and owing to its distance from the railway line it is unsalable. It is believed, however, that the former tenants will reoccupy the estate during the present year. The following statement shows the sale value of the estate at date of sale:

Purchased October 24, 1904; area 294.75 hectares; purchase price	₱35,872.76	
Expenses incident to purchase:		
Preliminary surveys	₱503.77	
Attorneys' fees to date of purchase	22.73	
		526.50
Cost of estate to date of purchase		36,399.26
Interest on purchase price at 4 per cent, compounded quarterly from October 24, 1904, to March 31, 1908		5,333.80
Cost of parcel surveys, plans, and descriptions of estate, October 24, 1904, to March 31, 1908:		
Salaries and wages	₱6,962.99	
Supplies	739.44	
Transportation	370.98	
Miscellaneous	85.34	
Total cost of surveys		8,158.75

## Cost of administration from October 23, 1904, to March 31, 1908:

Salaries and wages	₱492.01
Supplies	23.84
Transportation	61.43
Printing	28.28
Miscellaneous	392.67

Total cost of administration	₱998.23
Attorneys' fees October 24, 1904, to March 31, 1908	80.39
Salaries and traveling expenses incident to sale	100.00
Attorneys' fees and costs in court of land registration	100.00

Sale value of estate March 31, 1908 51,170.43

This estate was offered for sale March 31, 1908, on a basis of 20 annual installments or for lease on a basis of 5 per cent of the sale value per annum for three years. Progress toward disposal is shown in the statement which shows the result of the attempt to dispose of the estates by sale or permanent lease during the year.

## BIÑAN ESTATE.

All outstanding leases expired during the year, and new leases are being written with corrected areas. Leasing has not been completed, although it is expected to have all occupied parcels on the estate leased within two months. Negotiations are about completed for the sale of the hacienda building to the municipality of Biñan for school purposes and a large bodega for market purposes. The irrigation system has been giving fair results and with no expenditures except for maintenance. It is hoped to offer this estate for sale before the close of the coming year. It is probable that hereafter the rents will exceed expenses.

## CALAMBA ESTATE.

A large percentage of the area on this estate remains unoccupied and unproductive. Efforts have been made to locate tenants on the sugar lands, with some success. New roads are necessary, and to some extent the municipal authorities have delayed progress in the leasing of this estate. All the old leases have expired and new ones are being received. The Manila Railway Company's line has been built across the estate during the year. The irrigation system has undergone extensive repairs, and old works abandoned many years ago have been reconstructed. This will increase the area of rice cultivation to a considerable extent and insure the leasing and eventual sale of such land. It is not probable that this estate will be offered for sale during the coming fiscal year. An annual deficit may be expected for some years of from ₱20,000 to ₱30,000.

## DAMPOL ESTATE.

This estate, which was offered for sale during the previous fiscal year, has been finally entirely disposed of either by sale or lease. The following statement shows the results and the value of the estate at date of sale:

Purchased October 24, 1904; area 928 hectares 93 ares; purchase price	₱150,647.56
Expenses incident to purchase:	
Preliminary surveys	₱1,279.32
Attorneys' fees to date of purchase	90.92
	1,370.24
Cost of estate to date of purchase	152,017.80
Interest on purchase price at 4 per cent, compounded quarterly from October 24, 1904, to March 31, 1908	22,080.80
Cost of parcel surveys, plans, and descriptions of estate, October 24, 1904, to March 31, 1908:	
Salaries and wages	₱5,087.67
Supplies	687.39
Transportation	236.01
Miscellaneous	49.70
Total cost of surveys	6,060.77

Cost of administration from October 24, 1904, to March 31, 1908:

Salaries and wages-----	₱1, 803. 63
Supplies-----	87. 70
Transportation-----	106. 76
Printing-----	102. 36
Miscellaneous-----	280. 35
Total cost of administration-----	₱2, 380. 80
Attorneys' fees, October 24, 1904, to March 31, 1908-----	321. 58
Salaries and traveling expenses incident to sale-----	500. 00
Attorneys' fees and costs in court of land registration-----	1, 000. 00
Sale value of estate March 31, 1908-----	184, 361. 75

The progress toward disposal of this estate is shown in the statement which shows the result of the attempt to dispose of the estates by sale or permanent lease during the year.

GUIGUINTO ESTATE.

This estate was offered for sale in parcels at the beginning of the fiscal year on a basis of 20 annual installments or for lease on a basis of 5 per cent of the sale value per annum for three years. The following statement shows the value of the estate at date of sale:

Purchased October 26, 1904; area 945 hectares 68 ares 40 centares; purchase price-----	₱155, 567. 88
Expenses incident to purchase:	
Preliminary surveys-----	₱3, 780. 80
Attorneys' fees to date of purchase-----	91. 63
	3, 872. 48
Cost of estate to date of purchase-----	159, 440. 36
Interest on purchase price at 4 per cent compounded quarterly from October 26, 1904, to June 30, 1908-----	25, 138. 96
Cost of parcel surveys, plans, and descriptions of estate, October 26, 1904, to June 30, 1908:	
Salaries and wages-----	₱8, 614. 22
Supplies-----	1, 337. 34
Transportation-----	249. 39
Miscellaneous-----	166. 07
Total cost of surveys-----	10, 367. 02
Cost of administration from October 26, 1904, to June 30, 1908:	
Salaries and wages-----	₱2, 300. 42
Supplies-----	123. 16
Transportation-----	172. 86
Printing-----	123. 36
Miscellaneous-----	679. 23
Total cost of administration-----	3, 409. 03
Attorneys' fees October 26, 1904, to March 31, 1907-----	320. 83
Salaries and traveling expenses incident to sale-----	600. 00
Attorneys' fees and costs in court of land registration-----	1, 000. 00
Sale value of estate June 30, 1908-----	200, 276. 20

Of the 5 undisposed parcels, 1 parcel containing 3 hectares 91 ares 20 centares is claimed as private property, and is pending decision in the court of land registration. The other 4 parcels are small rural lots which will probably be disposed of. The progress toward disposal of this estate is shown in the statement which shows the results of attempt to dispose of the estates by sale or permanent lease during the year.

IMUS ESTATE.

The leases on this estate expired and new leases were executed during the year. The area leased has been increased about 12 per cent and a slight increase has been made in the occupied area, and it is believed that this ratio

of increase will be continued as the land on this estate is particularly adaptable to cultivation, the unoccupied portions being sugar land on the southern end of the estate, which is difficult of access at present, but with the new roads which are now under consideration, it is anticipated that the occupied and cultivated area will rapidly increase. It is also probable that the administrative expense on this estate will be somewhat reduced, and a further reduction in the deficit in the coming year is also probable; but it will be some years before the deficit is entirely eliminated. This estate is one of the largest and best that was purchased by the Government, and the unit value of the land is high, but as there is a large number of small holdings, it will be salable. It will probably be impossible to offer the estate for sale before the fiscal year 1911, as the plans, descriptions, etc., will not have been prepared.

The irrigation system on this estate is an extensive one and furnishes irrigation for two crops on part of the estate.

The Manila and Dagupan Railroad line has been built across the northern portion of the estate.

Attempts are being made to induce sugar planters to occupy portions of the southern end of this estate, and there is probability of success.

#### ISABELA ESTATE.

This estate has been prepared for sale, and the occupied area, which is very small, will probably be sold during the coming year.

For some years this estate must carry an annual deficit, as there is very little demand for land located as is this estate. This estate has been offered to several tobacco planters with a view of getting them interested, but owing to the lack of labor in the Cagayan Valley it seems to be a very difficult proposition. However, it is confidently expected that large tracts of this estate will be sold at no distant time.

The following statement shows the value of the estate at the date of sale:

Purchased October 24, 1904; area, 19,891 hectares; purchase price_	₱319, 716. 02
Expenses incident to purchase:	
Attorneys' fees to date of purchase_____	166. 71
Cost of estate to date of purchase_____	319, 882. 73
Interest on purchase price, compounded quarterly from October 24, 1904, to December 31, 1908_____	73, 340. 71
Cost of parcel surveys, plans, and descriptions of estate, October 24, 1904, to December 31, 1908:	
Salaries and wages_____	₱13, 659. 97
Supplies_____	3, 269. 42
Transportation_____	1, 490. 92
Miscellaneous_____	191. 01
Total cost of surveys_____	18, 610. 42
Cost of administration from October 24, 1904, to December 31, 1908:	
Salaries and wages_____	6, 531. 56
Supplies_____	218. 86
Transportation_____	834. 26
Printing_____	230. 48
Miscellaneous_____	974. 00
Total cost of administration_____	8, 549. 16
Attorneys' fees, October 24, 1904, to December 31, 1908_____	589. 54
Salaries and traveling expenses incident to sale_____	757. 03
Attorneys' fees and costs in court of land registration_____	1, 485. 81
Sale value of estate December 31, 1908_____	423, 515. 40
No sales have been made on this estate.	

#### LOLOMBOY ESTATE.

It was expected to offer this estate for sale during the fiscal year, but owing to the delay in the preparation of plans and descriptions, old leases have been allowed to continue, as it is the intention to begin the classification of this



estate, preparatory to sale, in the early part of the coming year, and it is believed that a large part of this estate will be sold.

The irrigation system, although small, is giving satisfactory results.

#### MATAMO ESTATE.

This estate was offered for sale in the fiscal year 1908, but the occupant declined to purchase, and leased for a period of three years on a basis of 5 per cent per annum of the sale value. It is expected, however, that the lessee will purchase.

#### MALINTA ESTATE.

This estate was offered for sale during the month of May and a large part sold, although it was impossible to record more than 1,000 sales certificates and 34 permanent leases during the year. It is believed that more than 95 per cent of this estate will be sold, although a portion of it is poor land and the price high.

The following statement shows the value of the estate at the date of sale. The final plans and descriptions of this estate are in the hands of the attorney for presentation to the court of land registration.

#### *Statement of the sale value December 31, 1908.*

Purchased October 24, 1904; area 3,574 hectares; purchase price—	₱440,421.32
Expenses incident to purchase:	
Preliminary surveys .....	₱1,154.19
Attorneys' fees to date of purchase.....	242.49
	<hr/> 1,396.68
Cost of estate to date of purchase.....	441,818.00
Interest on purchase price at 4 per cent, compounded quarterly from October 24, 1904, to December 31, 1908.....	101,297.25
Cost of parcel surveys, plans, and descriptions from October 24, 1904, to March 31, 1909:	
Salaries and wages.....	₱27,904.61
Supplies.....	4,221.92
Transportation.....	706.69
Miscellaneous .....	1,065.33
Total cost of surveys.....	<hr/> 33,898.55
Cost of administration from October 24, 1904, to March 31, 1909:	
Salaries and wages.....	₱10,133.39
Supplies .....	508.31
Transportation .....	619.46
Printing .....	488.48
Miscellaneous .....	2,071.81
Total cost of administration.....	<hr/> 13,821.45
Attorneys fees, October 24, 1904, to December 31, 1908.....	857.51
Salaries and traveling expenses incident to sale.....	1,500.00
Attorneys fees and costs court of land registration.....	<hr/> 1,263.33
Sale value of estate March 31, 1908.....	<hr/> 594,456.00

The progress toward disposal of this estate is shown in the statement which shows the results of the attempt to dispose of the estates by sale or permanent lease during the year.

#### MUNTINLUPA ESTATE.

This estate was offered for sale in April, and more than one-half has already been sold. It is probable that about 70 per cent of this estate will be sold, the balance being unoccupied land and of poor quality. The Manila Railway Company's line has been completed across the estate during the past year, which will increase the value of this property, and it is understood that a Government road is soon to be built across the estate, when it is hoped that the balance of the estate may be disposed of. Two hundred and fifty hectares of this estate have

been reserved for the use of the bureau of agriculture as a stock farm, and it is now so occupied. The following statement shows the sale value of the estate at the date of sale:

Purchased October 24, 1904; area 2,827 hectares; purchase price... ₱87,677.06  
Expenses incident to purchase:

Preliminary surveys .....	₱1,910.56	
Attorneys' fees to date of purchase .....	53.05	
		1,963.61
Cost of estate to date of purchase .....		89,640.67
Interest on purchase price at 4 per cent, compounded quarterly from October 24, 1904, to December 31, 1908 .....		15,548.29
Cost of parcel surveys, plans, and descriptions of estate, October 24, 1904, to December 31, 1908:		
Salaries and wages .....	₱14,406.42	
Supplies .....	1,850.99	
Transportation .....	196.49	
Miscellaneous .....	241.60	
Total cost of surveys .....		16,695.50
Cost of administration from October 24, 1904, to December 31, 1908:		
Salaries and wages .....	₱1,909.60	
Supplies .....	155.47	
Transportation .....	162.72	
Printing .....	92.21	
Miscellaneous .....	393.34	
Total cost of administration .....		2,713.34
Attorneys' fees, October 24, 1904, to December 31, 1908 .....		187.58
Salaries and traveling expenses incident to sale .....		477.00
Attorneys' fees and costs court of land registration .....		461.79
Sale value of estate December 31, 1908 .....		125,724.17
Cost of maintenance irrigation October 24, 1904, to December 31, 1908 .....		349.30
Total .....		126,073.47

The progress toward disposal of this estate is shown in the statement which shows the results of attempt to dispose of the estates by sale or permanent lease during the year.

#### NAIC ESTATE.

All leases have been renewed on this estate during the year with a resultant increase in the area leased of about 200 hectares. As all the occupied parcels on this estate are now leased, it will be possible to close the office on this estate for at least a portion of the coming year, until such time as the estate is ready for sale. A large number of cañigins have been made on this estate and it has been necessary to keep a ranger at work in order to prevent damage being done to the estate. It is believed that this estate may be offered for sale and perhaps over half of it sold to the present occupants.

#### PIEDAD.

The leases on this estate expired during the fiscal year and new leases were executed, and it is probable that a large portion of the unoccupied area will be leased upon terms and conditions which will eventually prove advantageous to the Government. It is possible, but not probable, that this estate will be offered for sale during the coming fiscal year.

#### SAN FRANCISCO DE MALABON.

The leases expiring on this estate were not renewed, but were extended for a period of six months, during which time it is expected that the estate will be classified and ready for sale, the classification committee being at work

upon the estate. Some increase in the area leased will be noticed, and it is expected to offer the estate for sale within a few months, when it is believed that at least one-half of the estate will be sold. The Manila Railway Company have completed their line to the northern boundary of this estate, which, when completed through the estate, will be of considerable benefit. The irrigation system is in a satisfactory condition and appears to be supplying the needs of the tenants.

## ORION ESTATE.

This estate was offered for sale during the fiscal year 1908, which sale has been continued until there are now 30 undisposed parcels, with an area of 76 hectares 14 areas and 65 centares, and total sale value of ₱8,547.16. Four of these parcels are occupied by the Roman Catholic Church, and three are claimed as private property. Twenty-three parcels are unsalable, owing, primarily, to the lack of animals with which to cultivate, and, secondly, to the lack of irrigation, which may be furnished in the near future, as the subject is under consideration. The following statement shows the sale value of the estate at date of sale:

Purchased October 20, 1905; area 916 hectares, purchase price----	₱98,050.33
Expenses incident to purchase:	
Preliminary surveys-----	₱868.09
Attorneys' fees to date of purchase-----	129.19
	<hr/> 997.28
Cost of estate to date of purchase-----	99,047.61
Interest on purchase price at 4 per cent, compounded quarterly from October 20, 1905, to March 31, 1908-----	10,031.82
Cost of parcel surveys, plans, and descriptions of estate, October 20, 1905, to March 31, 1908:	
Salaries and wages-----	₱7,133.58
Supplies-----	710.20
Transportation-----	136.07
Miscellaneous-----	159.56
	<hr/>
Total cost of surveys-----	8,139.41
Cost of administration from October 20, 1905, to March 31, 1908:	
Salaries and wages-----	₱3,142.34
Supplies-----	104.90
Transportation-----	143.42
Printing-----	66.00
Miscellaneous-----	462.95
	<hr/>
Total cost of administration-----	3,919.61
Attorneys' fees October 20, 1905, to March 31, 1908-----	111.44
Salaries and traveling expenses incident to sale-----	300.00
Attorneys' fees and costs in court of land registration-----	500.00
	<hr/>
Sale value of estate March 31, 1908-----	122,049.89

The progress toward disposal of this estate is shown in the statement which shows the results of attempt to dispose of the estates by sale or permanent lease during the year.

## SAN JOSE DE MINDORO.

This estate is not under cultivation, and up to the latter part of the year was occupied for the pasturage of cattle, the owners of which have now vacated the estate, so that no revenue is being collected. A number of inquiries have been made during the year by persons desiring to invest in large tracts of land in the islands. All possible information has been furnished, but no negotiations have been concluded looking to the purchase of this estate. As the estate now stands, there is a deficit of ₱23,902.50, which must be carried by the Government, and it is believed that until corporations are authorized to buy large tracts of land for agricultural purposes it will be almost impossible to dispose

of this estate. The following statement shows the value of the estate to January 4, 1909:

Purchased October 4, 1904; area, 23,266 hectares; purchase price. ₱597,564.14  
Expenses incident to purchase:

Attorney's fees to date of purchase-----	299.57
Cost of estate to date of purchase-----	597,863.71
Interest on purchase price at 4 per cent, compounded quarterly from October 4, 1904, to January 4, 1909-----	101,653.83
Cost of parcel surveys, plans, and descriptions from October 4, 1904, to January 4, 1909:	
Salaries and wages-----	₱9,056.74
Supplies-----	1,284.00
Transportation-----	548.97
Miscellaneous-----	29.06
Total cost of surveys-----	10,918.77
Cost of administration from October 4, 1904, to January 4, 1909:	
Salaries and wages-----	₱4,566.61
Supplies-----	219.63
Transportation-----	106.16
Printing-----	371.26
Miscellaneous-----	450.01
Total cost of administration-----	5,713.67
Attorneys' fees October 4, 1904, to January 4, 1909-----	1,178.56
Salaries and traveling expenses incident to sale-----	1,500.00
Attorneys' fees and costs in court of land registration-----	601.46
Sale value of estate January 4, 1909-----	719,430.00

#### SAN MARCOS.

This estate was sold during the fiscal year 1908, and the installments due to date have been promptly paid, with interest, and it is believed that the purchasers will experience no difficulty in making subsequent payments.

#### SANTA CRUZ DE MALABON.

All outstanding leases were canceled during the year and new leases executed, with the result of an increase of 12 per cent in the area leased, and still further leases are expected. The irrigation system on this estate is giving satisfactory results, although some repairs will be necessary in the near future. It is not expected to offer the estate for sale during the coming fiscal year owing to the lack of detailed information, descriptions, and plans.

#### SANTA MARIA DE PANDI.

All the old leases on this estate were canceled during the year and new leases are now being executed based upon actual areas, and reclassification has been made on the parcels on this estate in order that the proper rents may be paid, the rent schedules revised to conform more nearly to rents of similar classes of land on other estates. The new leases have not been completed, and it is expected that the leased area will be increased to equal 80 per cent of the total area of the estate. There are approximately 5,000 parcels of land on this estate. The roads are in bad condition and many of the parcels are difficult of access except in the dry season. It is believed, however, that this estate will be on a self-sustaining basis before the close of the coming year.

#### SANTA ROSA ESTATE.

This estate was offered for sale during the month of March, and practically the entire occupied area has been sold or leased.

During the sale of this estate an unfortunate occurrence took place, by which three of the agriculturists who were occupants of the estate were murdered by a band of malcontents, led by a fanatic. This occurrence retarded the sale of

the estate, as it frightened other occupants, including the laborers, from occupying the land. It is hoped, however, that this will only be temporary, although some of the former occupants have relinquished their lands.

This estate has considerable sugar land, and efforts are being made to extend the sugar cultivation, with some success. The sugar crop during the past year was poor, owing to typhoons followed by drought. The coming crop, however, appears to be in splendid condition, and it is hoped that a good crop will result.

The bureau of agriculture, which formerly was doing plowing for the agriculturists, has withdrawn its plow, owing to the lack of cooperation on the part of the planters.

The irrigation system on this estate needs extensive repairs and reconstruction, which will be undertaken during the coming fiscal year.

The following statement shows the sale value of the estate at date of sale:

Purchased, October 19, 1905; area, 5,470 hectares; purchase price. ₱910, 234. 72  
Expenses incident to purchase:

Preliminary surveys.....	₱3, 251. 71	
Attorneys' fees to date of purchase.....	1, 216. 05	
		<u>4, 467. 76</u>

Cost of estate to date of purchase.....	914, 702. 48
Estimated purchase value of irrigation works and land pertaining thereto .....	<u>12, 000. 00</u>
	902, 702. 48

Interest on purchase price at 4 per cent compounded quarterly from October 19, 1905, to December 31, 1908.....	122, 622. 76
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Cost of parcel surveys, plans, and descriptions of estate, October 19, 1905, to December 31, 1908:

Salaries and wages.....	₱33, 355. 78
Supplies.....	4, 826. 28
Transportation.....	1, 294. 42
Miscellaneous.....	<u>434. 14</u>

Total cost of surveys.....	36, 910. 62
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Cost of administration from October 19, 1905, to December 31, 1908:

Salaries and wages.....	₱16, 810. 42
Supplies.....	1, 595. 99
Transportation.....	891. 74
Printing.....	819. 58
Miscellaneous.....	<u>1, 695. 03</u>

Total cost of administration.....	21, 812. 76
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Cost of maintenance of irrigation from October 19, 1905, to December 31, 1908:

Salaries and wages .....	₱2, 729. 40
Supplies.....	532. 24
Transportation.....	110. 31
Miscellaneous.....	<u>306. 14</u>

Total cost maintenance of irrigation.....	3, 678. 09
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Attorneys' fees, October 19, 1905, to December 31, 1908.....	1, 052. 70
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Salaries and traveling expenses incident to sale.....	2, 000. 00
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Attorneys' fees and costs in court of land registration.....	<u>2, 004. 88</u>
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Sale value of estate December 31, 1908.....	1, 095, 784. 29
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Improvements: Purchase price of irrigation system, dams, canals, etc.....	₱12, 000. 00
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Interest at 4 per cent per annum, compounded quarterly from October 19, 1905, to December 31, 1908 .....	<u>1, 630. 06</u>
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Value of irrigation system December 31, 1908.....	13, 630. 06
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The land pertaining to this estate was offered for sale December 31, 1908, on a basis of 20 annual installments, or for lease on a basis of 5 per cent of the

sale value per annum for three years. The progress toward the disposal of this estate is shown in the statement which shows the results of the attempt to dispose of the estates by sale or permanent lease during the year.

## TALA.

New leases were executed on this estate during the year, based on corrected areas, until at the close of the year there was 77 per cent of the estate leased as against 10 per cent at the close of the last fiscal year. The balance of the estate, for which a preliminary contract was made during the previous year, will soon be leased and occupied, so that practically all of the estate will be accounted for, and it is expected to place the estate on sale within a very few months. The work of classifying will be begun at the beginning of the coming year.

## TALISAY-MINGLANILLA.

The local conditions on this estate have been most unsatisfactory during the past year, as a large percentage of the occupants have persistently ignored all efforts of the Government to secure signatures to leases, but during the year the title to this property has been registered in the court of land registration, thereby disposing of the claims of the occupants, and a writ of possession directed to the sheriff of Cebu has been secured and is being used for dispossession of occupants who decline to lease. There are some two thousand of these and the work is necessarily slow, but is proceeding satisfactorily and up to the close of the year only four ejected tenants have made reentry upon the premises formerly occupied, and action will be immediately taken against such tenants. Only a few of the ejected tenants have made application for leases for the purpose of again occupying their lands, and it is believed that a large number of parcels of this estate will be unoccupied unless the former tenants return. A part of the estate is excellent land and undoubtedly can be disposed of, but there is a large portion of mountainous land of slight value which for years will probably remain vacant.

An increase in the area leased of 10 per cent is shown on the report, but this is far from satisfactory, as it is believed that about 70 per cent of the area of the estate is occupied. It is hoped, however, that with the aid of the local authorities leases may be obtained for between 40 and 50 per cent of this estate during the coming year.

Mr. PARSONS. In connection with the Imus estate, you say:

Attempts are being made to induce sugar planters to occupy portions of the southern end of this estate, and there is probability of success.

Whom did you attempt to induce?

Mr. SLEEPER. Some of the residents of Imus.

Mr. PARSONS. Who outside of Imus?

Mr. SLEEPER. We had shown one man over that estate, I think, outside of Imus.

Mr. PARSONS. Who was that?

Mr. SLEEPER. Mr. Thayer.

Mr. PARSONS. Had he taken up any land there?

Mr. SLEEPER. No, sir.

Mr. PARSONS. Is Gen. Aguinaldo's land sugar land?

Mr. SLEEPER. A portion of it.

Mr. PARSONS. Did Gen. Aguinaldo make his lease directly himself or through some agent?

Mr. SLEEPER. He made it himself.

Mr. PARSONS. In regard to the San Jose estate, on page 80 of your report, which is found in House Document No. 914, you state:

A number of inquiries have been made during the year by persons desiring to invest in large tracts of land in the islands. All possible information has been furnished, but no negotiations have been concluded looking to the purchase of this estate.

Who made those inquiries?

Mr. SLEEPER. There was a London man who has a large cattle business in Australia.

Mr. PARSONS. Do you know his name?

Mr. SLEEPER. I think his name was Perry, who came there, and we talked over the situation, and he concluded the price was too high, and he could not do anything with it.

Mr. PARSONS. Who else?

Mr. SLEEPER. I think it was during this year that J. Montgomery Strong looked over the estate.

Mr. PARSONS. You say further, with reference to the San Jose estate, as follows:

It is believed that until corporations are authorized to buy large tracts of land for agricultural purposes, it will be almost impossible to dispose of this estate.

Why did you say that?

Mr. DOUGLAS. What page is that?

Mr. PARSONS. Page 80 of House Document No. 914.

Mr. SLEEPER. It seemed to be a bigger undertaking than an individual could handle. We had no inquiries from individuals. It was always corporations that they wanted to organize. We had several inquiries from different people who thought they would like to get up a prospectus and endeavor to dispose of the estate if they could organize a corporation.

Mr. PARSONS. Mr. Perry did not say anything about a corporation, did he?

Mr. SLEEPER. Yes, he did.

Mr. PARSONS. Did Strong speak of a corporation?

Mr. SLEEPER. I did not see Mr. Strong personally at all.

Mr. PARSONS. Who had talked about organizing corporations?

Mr. SLEEPER. Two or three of the real estate dealers in Manila.

Mr. PARSONS. Do you recall who?

Mr. SLEEPER. No; but I have talked with at least a dozen different people about this estate.

Mr. PARSONS. Can you give their names?

Mr. SLEEPER. I think Mr. Pitt, of Chandler & Pitt, was one of them.

Mr. PARSONS. Who was that?

Mr. SLEEPER. Mr. Pitt.

Mr. PARSONS. Who is he?

Mr. SLEEPER. He is a real estate dealer in Manila.

Mr. PARSONS. Can you give any other names?

Mr. SLEEPER. No; I can not recall, but I did call this estate to the attention of a good many different people with a view of getting a possible purchaser sometime, if I could.

Mr. PARSONS. Mr. Chairman, I also would ask to have made a part of the record the letter from Gen. Edwards to Gov. Gen. Smith, dated May 16, 1908, which is printed on pages 61 and 62 of House Document No. 957, and also a copy of Capt. Sleeper's report in answer to that, dated September 14, 1908, which is printed on pages 61-68 of the same document.

The CHAIRMAN. Why not put in the whole document as an exhibit?

Mr. PARSONS. I think it is much more convenient for the committee to have just these portions.

The CHAIRMAN. Very well; indicate to the stenographer what portions they are, and unless there is objection they will be inserted in the record at this point.

[Inclosure No. 51.]

WAR DEPARTMENT,  
BUREAU OF INSULAR AFFAIRS,  
Washington, May 16, 1908.

My DEAR GEN. SMITH: I have been looking into the subject of friar lands, and I can gain scant comfort from it. I recollect that when Worcester was here he expressed confidence in the way Capt. Sleeper was taking hold, and everybody knows what a good reputation he has for executive ability, but after looking over these figures and trying to analyze them, I concluded that I am from Missouri, and I can't see where he, or anybody else, can gain any comfort out of such analysis, or for the future.

Take, for instance, the subject of expenses for survey. I notice that the average expense is ₱4.30, and on some as high as ₱7.31, and that does not take in the expense of office computations and draftings, which is appreciably more—in fact, as far as I can find out, about doubles the expense.

From inquiry here, I understand that the expense of surveying public lands is only a few cents per acre. I don't assume that any fair standard of comparison could be made there, but at the same time these estates are accessible, and it seems to me unnecessarily high. In fact, I notice that some of the public-land surveys run from ₱9 to \$100 per hectare.

I notice that only 60 per cent of the friar lands have been surveyed, and I assume, therefore, it is going to take a couple more years, but this is only an incident of the big deficit.

In 1907 the deficit was ₱430,456.15, and add to that for extraordinary non-recurrent expenses ₱220,351.14, and take from the total the receipts for the fiscal year 1907, ₱226,627.63, or a deficit of ₱424,179.66.

I notice there are only 22.6 per cent of all these lands leased, which I presume is the percentage of attornment, and which I understand warrants this policy of *laissez faire*.

What on earth is going to be the result at the time of the maturing of the bonds? That is what worries me, looking upon the friar-land proposition as a separate one. I really would like to hear, before I bring this matter to the Secretary, what hope you people entertain for the working out of this problem. I recollect that Sleeper told me that everything was going on all right, but I would like to know his present views.

Has the question of putting the separate estates in the hands of the local native governors ever been contemplated? It goes without saying that I assume you and the commissioners have worried over this much more than have we here, and these queries are merely little memoranda on this subject to gain the latest information, as I fancy, from what I hear, that the subject in the next few months will be considered a good deal here.

Sincerely, yours,

C. R. EDWARDS.

Gen. JAMES F. SMITH,

*Governor General of the Philippine Islands, Manila, P. I.*

[Inclosure No. 52.]

[Third indorsement.]

DEPARTMENT OF THE INTERIOR,  
BUREAU OF LANDS,  
Manila, P. I., September 14, 1908.

Respectfully forwarded to the honorable the secretary of the interior, submitting the following statements in relation to friar lands in reply to the questions of the Chief of the Bureau of Insular Affairs.

Before going into the question of the cost of surveys, the other questions asked will be answered.

The question of "What on earth is going to be the result at the time of the maturing of the bonds" appears to have been answered by the action of the



Philippine Commission in enacting act 1749, an act making appropriation for the friar lands bond sinking fund and for the payment of the interest on the bonds.

While this disposes of the question of the payment of the bonds, it does not answer the question asked by Gen. Edwards of "what hope is entertained of the working out of the friar lands problem?" As stated in the letter of Gen. Edwards, the deficit for 1907 was ₱430,456.15, to which, however, must be added the nonrecurrent expenses of ₱220,351.14, making a total expenditure for the year in excess of receipts of ₱650,807.29, and not, as Gen. Edwards states, ₱424,179.66. Now, for the fiscal year 1908 the following figures may be used: Deficit of current expenses over receipts, ₱388,197.99; plus the extraordinary nonrecurrent expenses, ₱260,037.14; or a total of ₱648,235.13, in excess of income.

Now, for the future, inasmuch as the field work of friar-land surveys has been completed, the probable extraordinary nonrecurrent expenses should not exceed ₱80,000 for any year, and this amount only for two years longer when the amount should be materially reduced, unless reconstructions of part of the irrigation systems should be necessary. On the other hand, the total receipts for the fiscal year 1907 were ₱226,627.63; for 1908, ₱280,915.74, and for 1909, should reach ₱325,000. Thus the anticipated expenditure in excess of receipts for the fiscal year 1909 should not exceed ₱400,000, and thereafter each year should show a gradual increase in receipts and a reduction in both the current and nonrecurrent expenses, except in the item of interest, until such time as the annual deficit is covered, except that which applies to those estates such as San Jose de Mindoro and Isabela, Isabela Province, which are practically unoccupied, and those estates which have practically one-half of their area unoccupied, such as Calamba, Laguna Province; Imus, San Francisco de Malabon, and Santa Cruz de Malabon, Cavite Province; and Tala, Rizal Province, which will continue to show a debit balance until a larger percentage of their area is occupied and under cultivation. Some of these estates, especially those in Cavite and Laguna Provinces, are estates which were cultivated and would now be cultivated and rented were there sufficient occupants thereon, and special efforts are being made to induce cultivation and occupation of these estates. I refer to the work of the agricultural bureau in doing plowing with the steam plow for the occupants of the estates, and the advantages held out to tenants under the friar-land loan act, and special inducements offered to those who will agree to cultivate by reduced rentals for the first three years, but the process must be, necessarily, a slow one, as the capital needed to clear land which has been lying fallow for more than 10 years varies from ₱30 to ₱100 per hectare before the first crop has been planted.

While 22.6 per cent of the friar estates were leased at the close of the fiscal year 1907, 26.7 were leased at the close of the fiscal year 1908, and the percentage of increase will be greater for the fiscal year 1909, for as fast as the actual area of an occupant's holding is known he is required to lease this area instead of the area which he originally leased, which was based on his own statement, and ordinarily did not exceed one-half of the area actually occupied. Furthermore, as the areas of the estates are computed the classification of the land is then made and the actual value of each occupant's holding becomes known. As soon as known the occupant is required to make a lease on a basis of 5 per cent of the value of the land, or purchase his holding, and up to date the San Marcos, Matamo, Dampol, Binagbag, and Orion estates have been thus offered for sale and have either been sold or rented on a basis which not only covers the interest and administrative expense on these estates, but also includes the cost of administration and the expense of survey and all other expenses incidental to the preparation of these estates for sale between the date of purchase and the date of sale. These estates will, therefore, be eliminated from the deficit column for the fiscal year 1909. The Guiguinto, Santa Rosa, Banilad, Malinta, and Muntinlupa estates should be sold or rented during the year, either in whole or in part, and it is expected that the Banilad, Guiguinto, and Malinta estates will show a surplus rather than a deficit for the present year. Thus it is anticipated that at the end of the fiscal year eight estates will be eliminated from the deficit column and with a possibility of including in this column Muntinlupa. Other estates will be offered for sale as fast as the computations can be completed, but in the meantime the areas of the various parcels are being computed with the planimeter, and these areas are being used for re-leases on these estates, so that the so-called policy of "laissez faire," so termed by Gen. Edwards, has been superseded by a policy of leasing and

selling based on actual areas, and where the values are known on actual values, viz: New leases are made upon a basis of 5 per cent of the actual valuation. Thus it is anticipated that during the present year the entire occupied area of each estate will be rented, if not sold, on a basis sufficient to pay the interest and administration charges on the portions of the estates leased, but this will in no wise reduce the deficit properly pertaining to the large areas of unoccupied lands on the high-priced estates in Laguna and Cavite Provinces. These lands are mainly sugar lands, and their are many reasons for their nonoccupation and cultivation, one of the most important of which is the lack of funds among agriculturists to purchase animals or to supply subsistence to employees during the growing of the first crop, and endeavors are being made by this bureau to assist agriculturists, as before stated, to extend the cultivated areas on these estates. Another reason is that while these lands are known to be good sugar lands, the price of sugar during the past year has been such as to deter many who desired to enter this business, but the price at the present time is sufficient to warrant planters in clearing new land, and an increased area will be planted this year on these estates.

It may be further anticipated that the deficit on the following estates will be reduced during the year: Binan, Calamba, Innus, Lolombey, Naic, Piedad, Santa Maria de Pandi, Santa Rosa, Tala, and Talisay-Minglanilla. On the other hand, the San Francisco de Malabon and Santa Cruz de Malabon estates will probably show an increase in the deficit, owing to the fact that the collections of last year exceeded the annual contracted rental on account of the fact that there was much delinquent rent collected during the year.

At the time of my appointment as director of lands, in discussing the subject of friar lands with Gov. Wright, I told him that I did not anticipate that any great headway could be made on the friar lands within five years. This was in 1905, and subsequent events have proven this prognostication. Nor did I ever believe it was possible, within the terms for which the bonds of the friar lands were issued, to accumulate from the estates sufficient funds to wipe out the bond issue, and it was estimated that a loss of ₱4,000,000 might have to be charged off on this transaction. However, at that time I was not familiar with the value of the irrigation works on these estates. In the annual report of this bureau for the year 1907 it was estimated that ₱1,000,000 was invested in the irrigation systems, but I believe, on the basis of costs of the systems to construct at the present day, ₱4,000,000 would be nearer the actual value.

If, then, when the lands on these estates have been sold, the irrigation systems capitalized at ₱4,000,000, and a water rate fixed which shall provide for a sinking fund on this basis of valuation, would it not seem reasonable to presume that within 50 years at least the entire debt for the purchase, administration, survey, and sale of the friar lands may be paid from the income to be derived from the sale, rent, water rate, and other income from the friar estates? And I believe this is the best side of the situation.

I inclose with this report a copy of the annual report for the fiscal year 1908 of the director of lands to the secretary of the interior, which includes a statement of the progress made on friar estates to June 30 (pp. 7 to 68, inclusive), and shows the conditions on the estates.

The question of the cost of surveys in the Philippine Islands is one which, to be understood, appears to need full explanation. I will therefore go into the question with some detail.

It appears clear from the act of Congress and the legislation by the Philippine Commission that each occupant of a parcel of friar lands had vested in him the right to purchase or lease the actual land occupied by him at the date of purchase by the Government of the friar lands. This being the case, it was essential that this bureau undertake the actual survey of the ground occupied by every occupant of a friar estate. It was known prior to undertaking the parcel surveys of friar lands that the expense of these surveys would be very great, and the matter was discussed thoroughly and investigated on some of the estates, with a view to obviating the survey of the very irregular tracts of land held by occupants on these estates, and it was determined that it was impossible to comply with the law and rectify the alignment of the premises occupied. This statement may be further clarified by stating that on all the cultivated estates there are trees, such as banana, mango, bamboo, ilang-ilang, and others, which, as a rule, are along the boundaries of the parcels, and the occupants insisted that these trees be included within their holdings, and that the lines of the survey follow the lines of their holdings. While it is true that surveyors did not in all cases strictly conform to the desires of the occupants, they did

so to an extent sufficient to satisfy the occupants, except on two estates, which, in consequence of the surveyor's endeavors to rectify the alignment and straighten same, necessitated resurveys. After it was determined that parcel surveys according to the occupant's holdings was necessary, the method to be used was discussed, and as it was necessary that Torrens title should issue for these parcels when the same had been purchased, the modern method of surveying employed in all English-speaking countries was adopted, including the computations of such surveys by latitude and departure. Accordingly, this bureau requested an appropriation for the fiscal year 1907 sufficient to complete the field work of the surveys in one year. The Philippine Commission concluded that it would be better to extend the time for two years, and the force was accordingly reduced, the appropriation was made, and the field work was finished as anticipated.

At the time that this work was begun it was contemplated bringing into the Manila office the surveyors included in the field parties and proceed with the computations, but this bureau being called upon for other surveys under the public-land act and the land-registration act, this could not be accomplished, and accordingly a new force of computers not only had to be employed but trained in their work. This caused a delay in the completion of the computations, and the legislature decided at the last session that these computations should take their regular turn in the office, and it is estimated that two years must elapse before they are all completed with the present force. But notwithstanding this delay, it was determined to obtain the areas of each parcel on the friar estates by the use of the planimeter. This has now been done, and although the error in the area averages at least 5 per cent, this area is used as a basis of new leases in order to increase the revenue and the area leased.

Another purpose of the friar-land surveys was to define and mark upon the ground the boundaries of the parcels as claimed by the occupants and to leave such monuments on the ground that the corners of the parcels might be relocated in the future.

Approximately 37 per cent of the friar lands are under cultivation in rice, sugar cane, corn, maguey, and other crops, and approximately 26 per cent are leased, but there is still a large amount of friar lands claimed by the old occupants which is leased to them, but which is not being cultivated, nor has this area been cultivated for 10 or 12 years, and it has grown up with cogon grass or trees or other vegetation. The survey of the land under cultivation when same was made at a time when the crops did not interfere with the survey was made at a comparatively low cost, for the reason that a small amount of clearing was necessary, it was easy to determine the boundary lines, and the occupants could be readily persuaded to point out their boundaries. The uncultivated lands, covered with a tangle of small brush, cogon grass, bamboo, or other tropical vegetation, varying from 6 to 15 feet in height, were very much more difficult, every line having to be cut out to a width of at least 6 feet. Now, to clear a line through 50 feet of bamboo in a day is considered a fair day's work for the several laborers in a survey party; through heavy underbrush, 300 feet; through light underbrush and high grass, 1,000 feet; through cogon grass, 5,000 feet; while over rice lands or roads a survey party can progress for a matter of 5 miles. Thus it may be seen that the cost of surveying uncultivated lands, especially under the conditions existing on friar lands, necessitated a large expense.

The boundary lines of cultivated and claimed lands were surveyed in accordance with the claims of the occupants. Such boundaries were marked by rice dikes, rows of trees, irrigation ditches, clumps of bamboo, various kinds of fences, roads, or streams, and in many instances were more or less indefinite. The first and most difficult problem was to determine on the ground the boundaries of the holdings and the names of the occupants. For this purpose the services of men who, under the friars, had been in charge of the apportionment of lands and collections of rents were secured as guides wherever possible. These guides were more or less familiar with the names of the occupants, the approximate location of their holdings, and the ground over which the work was to be done, but to ascertain the actual boundary lines the occupants themselves had to be sought out and brought to the ground, and this is where the trouble began, for the occupants rarely, if ever, live on farm lands, and disputes as to the location of their boundaries were many, bitter, and prolonged, and many times delayed the surveys. As soon as the disputes were settled, the corners were marked and a sketch of the lot was made. The sketches were made by Filipinos to avoid holding up the work of an expensive transit party.

while boundaries were being determined, and parties consisting of five or six natives were organized and trained to go into the field and locate the boundaries, mark same, and make a rough sketch thereof. It required two and sometimes three of such parties, depending upon the nature of the country, to keep one transit party fully occupied. Then the sketches were turned over to the transit party, that the transit man might know to what corner an azimuth and distance referred when entered in his notebook.

Prior to the surveys, local control or primary traverse lines were run and measured through a district with an accuracy of 1:2000, and points on these lines were used from which to start and close secondary traverse or meander lines from which lot corners might be located by side shots. All traverse lines were measured with steel tapes, and the azimuth, both on traverse lines and to lot corners, were referred to the true meridian and measured to the nearest minute of an arc. Distances to lot corners were measured by stadia, but 10 per cent were also measured with the steel tape as a check against the stadia constant and personal errors of the transit man.

Unoccupied lands were divided into blocks of 25 hectare squares by true north and south and east and west lines. This work was fully as expensive as the survey of the occupied lands, although the tracts were larger by at least ten times. This was due to the fact that the actual boundary lines had to be established, necessitating the clearing of all obstructions, and in nearly all cases was over rough country which had been for the past 12 years uncultivated, and therefore grown up with all sorts of tropical growth, while on occupied lands the transit stations were located at the most accessible points from which parcel corners could be located. Cement location or reference monuments, in pairs, were so located that no lot should be more than 1,000 meters therefrom, in order that its boundaries might be reestablished at any time in the future. Traverse lines were computed by latitudes and departures, and the coordinates of each station determined with reference to a system of rectangular ordinates. Coordinates of each parcel corner on the same system are computed, in order that the bearing and length of each lot line may be computed and the area computed by double meridian distances.

The total cost of friar-land surveys to June 30, 1908, was ₱531,705.92, and the probable cost of computations and drafting to completely close up the work will approximate ₱100,000, or a probable total cost of ₱632,000 for friar-land surveys, which would average a trifle less than ₱4 per hectare, or 4½ per cent of the cost price of the friar lands, and I know of no way by which this cost could have been materially reduced under the conditions existing, especially with regard to the impossibility of obtaining technical men except at prices far in excess of what would have been paid in the United States. On the other hand, the labor used in these surveys was entirely native labor, at a price far below the cost in the United States. The entire equipment had to be purchased both for field work and office, and in the report of this bureau for the fiscal year 1908 there appears a statement which shows the total cost of these surveys, which is divided between the various estates and segregated as to years in which expended and purpose for which expended, with the exception of ₱100,000 for computations yet to be made.

The friar-land surveys were based upon the metric system, but the total figures herein mentioned are reduced to English measures.

These estates contain approximately 612 square miles, divided into 23 estates, including 31 different parcels. An average of 17 survey parties for three years, or 625 transit months, were occupied in the surveys, 55,501 transit stations were occupied, and 4,456 miles of traverse lines were measured. There were 530 astronomical observations taken for true azimuth, and 1,157 cement monuments were set. Forty-three thousand three hundred and seventy-eight lots were surveyed, or an average of 72 lots to the square mile, or 9 acres to the lot. There were 390,402 corners, an average of 9 corners to a lot, and measurement was taken of 46 per cent of these, or 179,585. Ninety-two transit stations were taken, and 7.4 miles of traverse were measured for each square mile, and 298 lot corners per square mile were located. The cost per square mile to July 1, 1908, was \$417.78 United States currency, or \$0.65 per acre. The total cost this work, including computations, drafting, etc., will approximate \$515 per square mile, or \$0.80 per acre.

In the consideration of these costs it should be noted that men experienced in this class of work on a large scale could not be obtained, and there were no precedents obtainable except the general methods of surveying. Not more than 10 per cent of the surveyors engaged in this work had had any previous expe-

rience in surveying in tropical countries. In fact, the majority were recent graduates of technical schools in the United States and were totally unfamiliar with the languages, conditions, or the habits and characteristics of the people.

These men, when they arrived, were placed under the more experienced surveyors, and, as they proved their ability, were placed in charge of survey parties. The work was started with 4 surveyors and 2 transits, and in less than three years a force of 60 surveyors had been organized and equipped and had completed the work assigned within a few days of the time estimated more than two years previous.

All subsistence and supplies had to be shipped from Manila to the survey parties, and often they were many miles from a railroad or road transportation.

Inasmuch as the letter of Gen. Edwards brings up the question of the expense of public-land surveys, a statement relative thereto is herein submitted.

The bureau of lands is now engaged in the survey of 15 classes of public-land surveys, viz: Foreshore, free patent, Government lands, homesteads, lease, coal, lode and placer claims, sales, reclamation, insular, municipal and provincial reservations, town sites, and unperfected titles. These surveys during the past year were scattered through 26 of the provinces of the Philippine Islands, and in many instances a survey party would make a trip of several days in order to reach the locality of one or two surveys. This class of work is so scattered, and so few surveys are ready at one time in a district or province, that special trips are necessary to execute a comparatively small amount of work. The object of these surveys is to secure accurate plans and descriptions of land surveyed in order that Torrens Title may issue, based on accurate surveys and plans, said title being guaranteed by the Government of the Philippine Islands. The field conditions are in many cases the same as those on occupied and cultivated friar lands, except that the difficulties in regard to location of boundaries are not so great. This is due to the fact that the surveyor has to deal with only one claimant and the adjoining owners.

Fifty-one thousand three hundred and two acres of public-land surveys were completed during the year at a cost of \$30,336.91, or \$0.59 per acre. A total of 620 parcels were surveyed, containing an average of 82.7 acres per parcel.

There can be no fair comparison between the work and cost of friar-land surveys and public-land surveys. The average area per parcel of public-land surveys is nine times as great as on friar-land surveys. The cost of survey depends upon so many varying conditions that before a decision is reached that the cost of the survey executed by a particular surveyor is excessive, it is necessary that a very close inspection should be made of all conditions affecting the respective cost.

I have been unable, from any data on hand, to make a fair comparison of the cost of surveying work executed by this bureau and the cost of such work executed by other governments. However, the following figures are given for what they are worth:

Public-land subdivisions, United States Geological Survey, Indian Territory (topographic, 50 feet contours and subdivision into 640-acre tracts): Cost, \$31 per square mile, or \$0.05 per acre.

Ordinance survey, Great Britain (contours and private boundaries): Cost, \$294 per square mile, or \$0.46 per acre.

Cadastral survey, St. Louis, Mo. (contour and private boundaries): Cost, \$739 per square mile, or \$1.16 per acre.

Cadastral survey, Baltimore, Md. (contour and private boundaries): Cost, \$4,070 per square mile, or \$6.36 per acre. (The above are taken from "Topographic Surveying," by H. M. Wilson.)

Public-land subdivision, South Australia (subdivision into 80-acre tracts by soldiers): Cost, \$44.80 per square mile, or \$0.07 per acre.

Public-land subdivision, New Zealand (subdivision into 80-acre tracts and "formation of roads"): Cost, \$1,600 per square mile, or \$2.50 per acre. (The above taken from "General Frome on Surveying.") (English.)

Cadastral surveys, Bureau of lands, Philippine Islands: Average cost for fiscal year 1908, \$0.65 per acre.

In none of these surveys does the question of clearing away tropical vegetation before surveying enter. This bureau has on hand the surveyor general's report for India for the last six years, but there appear to be no figures to indicate the average cost per acre for surveying. There can be no fair comparison of the work of surveying public or other lands in the Philippine Islands with such surveys in the United States, with the exception of mineral surveys. It is understood that mineral surveyors in the United States charge from \$75

to \$100 for the survey of a lode claim, and there is an additional charge of \$25 for checking the survey and for the preparation of plans and descriptions in the surveyor general's office, making a total of from \$100 to \$125 per claim, the average size of which is slightly in excess of 4 hectares. In the Philippine Islands the average cost of surveying mineral claims is \$150 for claims of 9 hectares each, including the checking, computing, and drafting by the bureau of lands. This is a fair comparison, and it seems that the work is being done in the Philippine Islands for less than in the United States, if the area is to be considered, which would induce me to believe that the cost here is not excessive. The same methods are used, and the same surveyors, for surveying other lands, with the exception that the same degree of accuracy is not required as for mining claims. It is therefore fair to conclude that the cost of surveying in the Philippine Islands by the bureau of lands is not excessive.

The present condition of public-land surveys in the Philippine Islands is such that the average cost of such surveys will be materially reduced from that of the past, due to the fact that this bureau has now 20 surveyors stationed in the provinces, in which they make their headquarters, and therefore the cost of transportation is materially reduced, as survey parties were formerly delayed from two to three weeks awaiting transportation, and to these charges must be added the cost of their transportation, which makes excessive the cost of surveys. As an example of such expense, one case in which a parcel of land measuring about 5 acres, located in Cagayan Province, will be cited. This parcel, as stated, comprises about 5 acres, and must be surveyed by this bureau at the cost of the insular government under the provisions of section 66 of act 926 (public-land act). The minimum cost, including transportation, subsistence, and salaries of the survey party, will be approximately ₱600, or ₱120 per hectare, and there appears to be no way to obviate this expense at the present time.

There is hereby submitted for the consideration of the chief of the Bureau of Insular Affairs a copy of the final plans of the Santa Rosa estate, which has just been completed by this bureau, including an index map of the estate, blue-print copies of the final sheets, and a copy of the lot descriptions. This is an average estate, containing something over 5,000 hectares, and the survey of which has been completed, the computations made, and the estate prepared for its registration before the land court. This estate has been classified and will be offered for sale during this fiscal year. A close inspection of these plans will show a great amount of work, the great number of sides and angles to lots and the irregularity throughout the estate, and when it is stated that only 70 per cent of this estate is occupied and only 64 per cent leased, and much less cultivated, the balance being overgrown, it may appear that the cost of the surveys of this estate, viz, ₱37,000, or ₱6.79 per hectare complete, extended over a period of two years and three months, is not excessive.

In answer to the last section of Gen. Edwards's letter, I do not think that the question of putting the separate estates in the hands of the local native governors has ever been contemplated except by the director of lands, after consultation with Gen. Edwards, for the simple reason that the governors of the various provinces concerned are usually in politics; that these estates are grouped mainly in four provinces—Cavite, Laguna, Bulacan, and Rizal—and occupy so large a proportion of these provinces that, with the governor as administrator, he could absolutely control the vote through his influence as agent of the friar lands. Furthermore, the duties of the agents of these estates are such as keep competent men constantly engaged in the work either of leasing, identifying, collecting rents, or selling parcels of land, so that it would appear impossible, except as a matter of general supervision, for a governor to intervene in this question. The natives, however, do enter into the administration of the estates to a great extent. For instance, the municipal treasurer of Cauayan, province of Isabela, is the agent of the Isabela estate. The presidente of the municipality of Naic has been the assistant agent of the Naic estate for upward of three years. In the province of Bataan a native agent has been in charge of the Orion estate for upward of two years, but where several estates are combined for administrative purposes it has been found that American agents in charge produce the most efficient, as well as the most economical, results, and the estates are now administered as follows:

Calamba, Binan, Santa Rosa, and Muntinlupa estates, an American agent in charge at Binan, with a native subagent at Calamba.

Santa Cruz de Malabon and San Francisco de Malabon and Naic estates, an American agent in charge, with subagent at Naic.

Imus estate, American agent located at Imus.

Binagbag, Dampol, San Marcos, Matamo, Guiguinto, Lolomboy, Malinta, Piedad, Tala, and Santa Maria de Pandi estates, administered by an American agent located at Bocaue, Bulacan Province, with a subagent at Polo.

The Orion estate, administered by a native agent at Orion, Bataan Province, but as the estate has been practically sold or permanent leases executed, said agent will be relieved in the near future.

Talisay-Minglanilla and Banilad estates, in Cebu Province, administered by an American agent located at Cebu.

Isabela estate is administered by the municipal treasurer of the town of Cauayan, under the supervision of the provincial treasurer of Isabela.

The San José de Mindoro estate is administered from Manila.

Thus it will be seen that there are only five American agents now on duty on friar estates, with one inspector, who is continually checking up agents and subagents, settling disputes, supervising suits for the collection of rents, classifying land, etc., while in the friar lands division in the office of the bureau of lands are two Americans, one of whom is chief of the division and the other engaged on various kinds of work, checking, etc., who is available to relieve agents when on leave or absent from their stations, making a total of 7 Americans employed in the administration of friar lands, together with a superintendent of irrigation, or a total of 8 out of 70 employees engaged on friar lands.

A further reduction in the supervising force of Americans employed on the friar lands would, in my opinion, not only delay the work to be done, but would, through inefficiency, increase rather than decrease the administrative expense in the long run. Further, the tenants on friar lands are to-day fairly well satisfied with the conditions, which have been explained to them time after time; and while they complain of the excessive value in some instances of the estates which they desire to purchase, yet recent legislation extending the time for the purchase by installments from 10 to 25 years has remedied the condition to such an extent that the probable sale within the next three years of the entire occupied area of friar lands may be anticipated. Furthermore, the large number of town lots on these estates, which are naturally the highest-priced property on these estates, will be sold outright for cash, if the experience in the sale of the Orion estate can be depended upon for a precedent. This will place in the hands of the Government a large sum of money during the next three years, which may probably be used advantageously in the sinking fund of the friar-lands fund.

In closing this report I desire to invite your attention to the annual report of the director of lands for the fiscal year 1908 relative to the friar-lands loan fund and other measures taken to increase the cultivated area on friar lands.

C. H. SLEEPER, *Director of Lands*.

Mr. PARSONS. In House Document No. 963, on pages 13 and 14, is a "Schedule of rents of friar lands." I wish you would explain to me in regard to that schedule, so far as it relates to the Tala estate. When was that schedule established?

Mr. SLEEPER. I will have to look up that date.

Mr. PARSONS. Under which of those classifications did Mr. Carpenter pay rent?

Mr. SLEEPER. None of them.

Mr. PARSONS. None of them?

Mr. SLEEPER. No, sir; except on certain parcels of land which he rented under the same conditions that others did.

Mr. PARSONS. This does not contain, then, the basis on which he rented some of his land?

Mr. SLEEPER. It contains the basis on which he rented a number of small parcels or any land that he took over from land that became unoccupied, having formerly been occupied by a former tenant.

Mr. PARSONS. Does this schedule relate only to unoccupied land?

Mr. SLEEPER. No; it relates to all lands.

Mr. PARSONS. Both occupied and unoccupied?

Mr. SLEEPER. Yes, sir; both occupied and unoccupied.

Mr. PARSONS. And does it relate to every parcel on this estate?

Mr. SLEEPER. Except in regard to those special leases—the special lease to Mr. Carpenter.

Mr. PARSONS. Which of these rates apply there to occupied lands that are taken up by the occupants?

Mr. SLEEPER. According to the classification of the land.

Mr. PARSONS. Apparently the highest priced land was first-class nonirrigable land.

Mr. SLEEPER. That was the highest priced agricultural land; yes, sir.

Mr. PARSONS. On the Tala estate?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. There was not any urban land on that, according to this schedule?

Mr. SLEEPER. No. There are no towns there to amount to anything.

Mr. PARSONS. Was there any irrigable land on that estate?

Mr. SLEEPER. We had no irrigation systems on the estate and did not maintain any.

Mr. PARSONS. Did the occupants take up lands at all those different rents—the nonirrigable lands?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. Did any take up lands at the rents given for first and second class rural land?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. Twenty centavos first class per hectare, and 10 centavos second class?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. Do you know how many took up that way?

Mr. SLEEPER. No; but I can give that information as to any designated time.

Mr. PARSONS. Are there any leases pending now to occupants which have as low rates as 20 centavos and 10 centavos per hectare?

Mr. SLEEPER. There are no leases on the Tala estate at the present time except Mr. Carpenter's.

Mr. PARSONS. All the rest has been sold?

Mr. SLEEPER. Everybody else has purchased.

Mr. PARSONS. Can you give any idea in regard to the purchasers as to what the annual installment per hectare is on lands classified as these are compared to what the rentals were? How much greater were they?

Mr. SLEEPER. I can not do that without comparing with a schedule of the appraisement of land on that estate. I think there must be some mistake on this rural and urban lot schedule, as the price is per meter or per are and not per hectare, as the case may be, and I think there has been some misprint there.

Mr. PARSONS. I wish you would look that up.

Mr. SLEEPER. Agricultural land is usually by the hectare. Other lands are by the ares or by centares, as the case may be, and I think there is a misprint in this report.

Mr. PARSONS. What is the difference between rural land and agricultural land?



Mr. SLEEPER. This is for building lots—building lots in small communities, along roads and in barrios. Urban lots are lots in towns.

Mr. GARRETT. On that page, while you are there on page 13, there is a statement that I do not understand. It says:

No leases of more than 16 hectares to an individual, or 1,024 hectares to a corporation or association of persons, have been made of public lands in the Philippine Islands, and no such leases have been applied for, nor is it known that any person acting as an agent or factor for any other person, association, or corporation, has leased, or applied to lease, such lands in excess of the limit mentioned above, except as mentioned in this report.

That last statement, "except as mentioned in this report," means the report immediately preceding there?

Mr. SLEEPER. Yes, sir.

Mr. GARRETT. That none except what is mentioned in that report—

Mr. SLEEPER (interrupting). Yes, sir.

Mr. HELM. There are laws relating to the public lands, somewhat similar to our laws in the West, as to the public domain for homesteading, are there not?

Mr. SLEEPER. Yes, sir.

Mr. HELM. Those laws do not apply to the friar lands?

Mr. SLEEPER. No, sir; I do not understand so.

Mr. HELM. Why is that?

Mr. SLEEPER. The homesteading laws apply to public lands pertaining to the United States Government, and the friar lands do not pertain to the United States Government. They are insular lands purchased by the Philippine Government from bonds issued.

Mr. HELM. To what extent, if any, have the Filipinos homesteaded the public domain there that is subject to preemption or homesteading?

The CHAIRMAN. I think we have already put in the record the laws covering that matter.

Mr. HELM. I am trying to find out just for my own personal information to what extent the Filipinos are showing a disposition to acquire the lands.

Mr. SLEEPER. Up to June 30, 1910, there had been 8,951 applications for homesteads received in my office.

Mr. HELM. How many have been granted?

Mr. SLEEPER. There have been allowed 3,837.

Mr. HELM. What is the general disposition of the Filipino to apply for these homestead rights?

Mr. SLEEPER. There does not seem to be any general disposition.

Mr. HELM. Are they encouraged in any way by the office or the department to do so?

Mr. SLEEPER. Yes, sir; we have published a great many documents and given great publicity to the provisions of the public-lands act. We have also sent inspectors into the provinces, in an endeavor to get them to take up lands in one way or another; but they seem to be disinclined to comply with the terms of the homestead law.

Mr. HELM. To comply with them?

Mr. SLEEPER. Yes, sir.

Mr. HELM. What feature of the laws do they object to or complain of?

Mr. SLEEPER. They object to living on the land. They like to live in the towns or barrios, and many complaints are heard in regard to that provision of the law.

Mr. HELM. Do they manifest any taste or disposition to participate in agriculture or cultivating of the lands?

Mr. SLEEPER. I think most Filipinos in the provinces, outside of the cities, have a disposition to have some land and have it under cultivation.

Mr. HELM. Is this tendency or disposition increasing? In other words, is there any evidence on the part of the Filipinos to acquire the land, more so than formerly?

Mr. SLEEPER. No, sir; in fact, when they were granted free patents, absolutely free, without cost to them, it was with great difficulty that we induced them to sign the necessary papers to have them get the grants to their lands which they were offered by the Government.

Mr. HELM. They are not attracted to agricultural pursuits, as I understand you?

Mr. SLEEPER. I think they are attracted to the pursuits, but they do not seem to have the initiative to go out and start for themselves. There are many conditions there which are against it.

Mr. JONES. You spoke of lands owned by the friars south of the San Jose estate to which they had removed their cattle?

Mr. SLEEPER. Yes, sir.

Mr. JONES. In order to avoid having to pay rent?

Mr. SLEEPER. Yes, sir.

Mr. JONES. Can you state where those lands lie, and give us some idea of the extent of the lands?

Mr. SLEEPER. I do not think they are actually owned by the friars, but they seem to control them sufficiently so they have acquired the right to put their cattle on them. That is the tract of land Mr. Poole was going down to look at when I caught him in my office.

Mr. JONES. Is that the tract of land on the Island of Mindoro?

Mr. SLEEPER. Yes, sir; it is just close to the Mangarin Bay, as I understand it, but south rather than north.

Mr. JONES. Do you know anything as to the extent of that body of land.

Mr. SLEEPER. No, sir; I do not.

Mr. JONES. Do the friars own or control through some agent or corporation any other lands on that island than these?

Mr. SLEEPER. Not to my knowledge; no, sir.

Mr. JONES. Do they own at this time, either in their own names or control through the agents, lands in any other island than Mindoro?

Mr. SLEEPER. They have those two estates adjoining the city of Manila which they refused to sell. They also control, I presume, through the Philippine Sugar Estate Development Co., a tract of land in the Santa Rosa estate of 200 hectares and two tracts of land in the Calamba estate, all three of which they reserved from sale to the Government, and some other small parcels.

Mr. JONES. Will you tell us about those two bodies near Manila? One of them is known as the Mandaloyan estate?

Mr. SLEEPER. Yes, sir.

Mr. JONES. That is on the Pasig River?

Mr. SLEEPER. Yes, sir.

Mr. JONES. What is the acreage of that estate?

Mr. SLEEPER. I will have to obtain the information. I do not have it with me. I can obtain it here.

Mr. JONES. I will be glad if you will do so and give it to the stenographer to insert in the record, so it may appear in to-day's proceedings, if you can.

Mr. SLEEPER. Yes, sir.

(Mr. Sleeper subsequently informed the clerk that the acreage above referred to was 10,082½.)

Mr. JONES. What is the name of the other estate, and is that on the Pasig River also?

Mr. SLEEPER. I think the other is the San Juan del Monte estate.

Mr. JONES. Can you speak of the size of that?

Mr. SLEEPER. No; I can not. I think the two estates are adjoining.

Mr. JONES. You will give that information as to the size of those estates.

Mr. SLEEPER. Yes, sir.

Mr. JONES. Please give that to the stenographer to insert in to-day's record.

Mr. SLEEPER. Yes, sir.

(Mr. Sleeper subsequently informed the clerk that the acreage above referred to was 390.)

Mr. JONES. The object in buying these lands from the friars was to bring about a state of tranquillity in the islands. Can you state why these valuable agricultural estates were not included in the purchase?

Mr. SLEEPER. I can not, except that I have heard they would not sell them.

Mr. JONES. They refused to sell them?

Mr. SLEEPER. That is my understanding.

Mr. JONES. There was some agreement entered into between the then governor general of the islands and the Pope at Rome, was there not, regarding the settlement of this question and the disposition of all these friar lands?

Mr. SLEEPER. I do not know. I may have read it, but I do not remember it.

Mr. JONES. You do know, however, that when the time came to dispose of the friar lands to the Philippine government, the friars refused to dispose of large tracts of agricultural lands?

Mr. SLEEPER. I do not know whether these estates could hardly be called agricultural lands.

Mr. JONES. How would you describe them?

Mr. SLEEPER. They are pretty poor lands, most of them, from what I have seen of them. It is agricultural, no doubt, down on the river. There are town lots and residences in the towns, of course.

Mr. JONES. Would you not say that this Madeloyan estate, which is near Manila and right on the Pasig River, was among the most valuable tracts of lands in the Philippines?

Mr. SLEEPER. I think not for agricultural purposes; perhaps for residence purposes it is.

Mr. JONES. For residential purposes?

Mr. SLEEPER. Yes; or manufacturing purposes, it being on the Pasig River.

Mr. JONES. Still it is rural property?

Mr. SLEEPER. Yes; it is.

Mr. JONES. Is it not within the confines of any town or city?

Mr. SLEEPER. No, sir. A portion of it absolutely could not be used for agriculture.

Mr. JONES. That is true of a great many of the large tracts of land in the Philippine Islands, is it not?

Mr. SLEEPER. Yes, sir.

Mr. JONES. You could not give us any idea as to the value of those estates on that river, and you do not know why the friars refused to part with that property?

Mr. SLEEPER. No, sir.

Mr. JONES. To what use is that property being put now?

Mr. SLEEPER. I think they are renting it out and trying to get some rents for it from different people.

Mr. JONES. They have Filipino tenants on that property, have they not?

Mr. SLEEPER. Yes, sir.

Mr. JONES. Men who could take up public lands and pay no rents are living on that land and paying rent to the friars to-day?

Mr. SLEEPER. Yes, sir. They could homestead public lands. They are having considerable difficulty about their rents.

Mr. JONES. You think the friars are having some difficulty in the collection of rents from these tenants?

Mr. SLEEPER. They have had.

Mr. JONES. Then those tracts of land are really a disturbing element, since there are these difficulties about the collection of rents? Is not that so?

Mr. SLEEPER. No; I do not think it reaches as far as that.

Mr. JONES. Could you tell us how far it has reached?

Mr. SLEEPER. The only knowledge I have of the situation is the fact that some of the friars or priests have told me they wish they could run their estates like we run the friar estates, subdividing them up to lease them to the tenants, and get along as well as we have; because the trouble that we first had with the tenants has passed by, and we are getting along very amicably with them, and they are paying their rents and seem to be very well satisfied on the friar estates, while they have difficulty in collecting their rents.

Mr. JONES. That have difficulty because they pursue some different policy from the policy the Government pursues?

Mr. SLEEPER. I presume so.

Mr. JONES. Do you mean by that that their policy is less liberal than the one pursued by the Government?

Mr. SLEEPER. I think it is less liberal, and I think the people that live on those lands do not like to pay—as a matter of sentiment—rent to the friars. As a matter of fact, on those portions of the Santa Rosa estate, which were reserved by the Philippine Sugar Estate Development Company, there is now considerable agitation over the paying of the rents that they ask for that land, which is first-class rice land, as compared to the rents that the Government charges. I have seen petitions from those people—and most of them are also tenants on the Santa Rosa estate and have been allowed to purchase—and I think they have petitioned the legislature to be allowed to handle that land in the same way the friar estates were handled, so they could ultimately get the titles.

Mr. JONES. I understand, then, that some of these lands are still retained by the friars and are very fine agricultural lands?

Mr. SLEEPER. Some of it is; yes.

Mr. JONES. A great deal better land, is it not, than the land we have been speaking of to-day as sold to Mr. Worcester and Mr. Carpenter and to Mr. Poole and others?

Mr. SLEEPER. As to Mr. Carpenter and Mr. Worcester, it is very much better land—these tracts. There are some of them irrigated tracts of rice land.

The CHAIRMAN. Which is better, the ones the friarse own now?

Mr. SLEEPER. The small tracts they reserved within these estates.

Mr. JONES. How do they compare with the lands sold to Mr. Poole?

Mr. SLEEPER. I do not know. I think they are very much better, because they are available, and they are also irrigated at the present time, and his land was not.

Mr. JONES. Are they not very much better than the large measure of land acquired by the Philippine Government from the Filipinos?

Mr. SLEEPER. I do not quite understand that.

Mr. JONES. Are they not, as a matter of fact, great deal better lands than the great majority of the lands acquired by the Philippine Government from the friars?

Mr. SLEEPER. No; I would not say that. The large part of them would run in about the same condition. We have a great deal of it just as good as they have, perhaps better.

Mr. JONES. What proportion would you say of the lands acquired by the Government are as good as the lands retained by the friars?

Mr. SLEEPER. Including the two Madeloyan and San Juan estates?

Mr. JONES. Yes.

Mr. SLEEPER. For agricultural purposes, we have very much better lands than they have, if you include those two estates. If you just take the parcels of land that they have reserved, the three parcels of any side or four parcels in the Calamba and Santa Rosa estates, we probably have 10 times as much land just as good as or better than they, right in those estates in that Province.

Mr. DOUGLAS. What is that Province?

Mr. SLEEPER. Laguna.

Mr. JONES. The lands retained by the friars, however, or at least those you have mentioned, you said were irrigated?

Mr. SLEEPER. Yes, sir; two of the tracts are irrigated.

Mr. JONES. They are all being cultivated, are they not?

Mr. SLEEPER. The Santa Rosa reserve tract is cultivated. One of the tracts in the Calamba estate is partially cultivated, and the other one they are cultivating at the present time, I believe.

Mr. GRAHAM. Was not this reserved land in the Santa Rosa tract?

Mr. SLEEPER. There was one tract of any size in there only, and there were two in the Calamba estate.

Mr. PARSONS. There is a town called Calamba?

Mr. SLEEPER. Yes, sir.

Mr. PARSONS. Does it join that?

Mr. SLEEPER. Yes, sir; it is all around that town.

Mr. PARSONS. Do you mean all around that township, or all around that particular settlement?

Mr. SLEEPER. I think the entire township is on the estate.

Mr. JONES. I understand from your answers to my questions, Mr. Sleeper, that here are several tracts of agricultural land still owned

by the friars, lands which they refused to sell to the Government when the great bulk of their lands were purchased?

Mr. SLEEPER. Yes, sir; that is as I understand it.

Mr. JONES. And those lands are now held by them, or by agents of theirs?

Mr. SLEEPER. Yes, sir.

Mr. JONES. And for their benefit?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. Did you state how many acres are included in those reservations?

Mr. SLEEPER. I have not stated it; no, sir.

Mr. MADISON. Give me the number of acres.

Mr. SLEEPER. I will have to supply that. I do not have it in my head.

Mr. MADISON. Approximately how much is it?

Mr. SLEEPER. Fifteen hundred acres.

Mr. MADISON. That is all they have reserved?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. Fifteen hundred acres?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. That is of all the lands which they owned at the time of the purchase by this Government; they only reserved about 1,500 acres?

Mr. SLEEPER. Not including the Madeloyan and San Juan estates.

Mr. MADISON. They did reserve those estates?

Mr. SLEEPER. Yes, sir.

Mr. MADISON. Those are large estates?

Mr. SLEEPER. I think they are large estates, but I do not know the area of them; but they are large estates.

Mr. JONES. The Madeloyan estate is at least 8,000 acres, is it not?

Mr. SLEEPER. I should judge so.

Mr. MADISON. And the other is as large?

Mr. SLEEPER. No, sir; it is smaller. How large, I do not remember.

Mr. MADISON. Assuming it is as large, there would be less than 20,000 acres that they reserved from the sale?

Mr. SLEEPER. I would not care to say until I look the matter up.

Mr. MADISON. Are the friars still on the island?

Mr. SLEEPER. I think the friar orders have representatives in Manila at least; I have seen them.

Mr. MADISON. After the purchase of their land, did the majority of the friars leave the island, or did they still remain?

Mr. SLEEPER. I think most of them left there.

Mr. MADISON. Do you have any idea how many of them still remain of these friars that own the land?

Mr. SLEEPER. I have no idea whatever.

Mr. MADISON. Is there any political or other difficulty with those friars now—any clash with them?

Mr. SLEEPER. None that I know of.

Mr. MADISON. You can say the object of the purchase has in fact been accomplished?

Mr. SLEEPER. That is my idea of it; yes, sir.

Mr. DOUGLAS. What is the name of those estates?

Mr. SLEEPER. Madeloyan and San Juan del Monte.

Mr. PARSONS. Just where are those estates?

Mr. SLEEPER. They are adjoining the city of Manila on the east. The San Juan del Monte does, at any rate, and that is joined by the Madeloyan estate.

Mr. GRAHAM. Has one of them a sugar plantation on it now, or sugar manufactory?

Mr. SLEEPER. No, sir; not to my knowledge.

Mr. GRAHAM. Not any?

Mr. SLEEPER. No, sir.

Mr. GRAHAM. On some of the land they reserved was there not a large sugar interest?

Mr. SLEEPER. They reserved one small tract of land that had a sugar mill on it.

Mr. GRAHAM. Not a plantation?

Mr. SLEEPER. No, sir.

Mr. MADISON. Are those lands in those larger estates as valuable, that are adjacent to the city of Manila?

Mr. SLEEPER. Yes, sir; I think they are.

Mr. MADISON. Quite valuable?

Mr. SLEEPER. Yes, sir; I think they are very valuable.

Mr. MADISON. Are there a great many towns on them?

Mr. SLEEPER. Several towns; a large population.

Mr. MADISON. Really a portion of the suburbs of the city?

Mr. SLEEPER. Yes, sir.

Mr. GARRETT. In answer to a question by Mr. Helm awhile ago, you stated there had been something over 8,000 applications for homesteads?

Mr. SLEEPER. Yes, sir.

Mr. GARRETT. That was up to July 1, 1910?

Mr. SLEEPER. Yes, sir.

Mr. GARRETT. And there have been something over 3,000 granted?

Mr. SLEEPER. Yes, sir.

Mr. GARRETT. Do we understand that those others have been refused?

Mr. SLEEPER. No, sir; not altogether.

Mr. GARRETT. Can you state how many have been refused?

Mr. SLEEPER. One thousand six hundred and twenty-three have been rejected or canceled or withdrawn.

Mr. GARRETT. Have those cancellations and rejections been for different reasons in each specific case?

Mr. SLEEPER. Yes, sir; in each case.

Mr. GARRETT. Then there is no general reason you could give that would be generally applicable to those rejections?

Mr. SLEEPER. No, sir; there is no general reason. There are all kinds of reasons.

Mr. GARRETT. Can you instance some of the more common of the reasons—some of the more usual reasons?

Mr. SLEEPER. Noncompliance with the law in many instances, not being of age, or not being legally entitled to acquire the land from some cause or other. That is one of the causes.

Mr. GARRETT. In brief, what are the provisions of the law? Of course we can read it, but just give a brief statement of the necessities. Have you there some acts of the Philippine Legislature on the subject?

Mr. SLEEPER. Yes, sir.

(Mr. Hamilton here assumed the chair temporarily.)

Mr. GARRETT. Mr. Chairman, I do not want to encumber the record, but would it not be a good idea to have this go in the record? I do not know where we can get this conveniently. I suggest that the local laws there applicable be printed in the record here; those applicable to homesteading, for instance.

Mr. HAMILTON (chairman pro tempore). Without objection, it will be so ordered, although I desire to say to the committee I am only very temporarily occupying this seat of honor. The chairman is here; possibly he may want to reconsider the action of the committee.

(The chairman again assumed the chair.)

The CHAIRMAN. What is before the committee?

Mr. GARRETT. I suggested the advisability of printing in the record the local laws there on homesteading of public lands.

The CHAIRMAN. Have you a copy of that here, Capt. Sleeper?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. They may go in the record at this point, if there is no objection.

(The public land act thus referred to is in the words and figures following, to wit:)

#### THE PUBLIC LAND ACT AS AMENDED BY ACT No. 979.

[No. 926.]

AN ACT Prescribing rules and regulations governing the homesteading, selling, and leasing of portions of the public domain of the Philippine Islands, prescribing terms and conditions to enable persons to perfect their titles to public lands in said islands, providing for the issuance of patents without compensation to certain native settlers upon the public lands, providing for the establishment of town sites and sale of lots therein, and providing for a hearing and decision by the court of land registration of all applications for the completion and confirmation of all imperfect and incomplete Spanish concessions and grants in said islands, as authorized by sections thirteen, fourteen, and fifteen of the act of Congress of July first, nineteen hundred and two, entitled "An act temporarily to provide for the administration of the affairs of civil government in the Philippine Islands, and for other purposes."

*By authority of the United States, be it enacted by the Philippine Commission, that:*

#### CHAPTER I.

##### HOMESTEADS ON THE PUBLIC DOMAIN.

SECTION 1. Any citizen of the Philippine Islands, or of the United States, or of any insular possession thereof, over the age of twenty-one years, or the head of a family, may, as hereinafter provided, enter a homestead of not exceeding sixteen hectares of unoccupied, unreserved, unappropriated agricultural public land in the Philippine Islands, as defined by the act of Congress of July first, nineteen hundred and two, entitled "An act temporarily to provide for the administration of the affairs of civil government in the Philippine Islands, and for other purposes," which shall be taken, if on surveyed lands, by legal subdivisions, but if on unsurveyed lands shall be located in a body which shall be as nearly as practicable rectangular in shape and not more than eight hundred meters in length; but no person who is the owner of more than sixteen hectares of land in said islands or who has had the benefits of any gratuitous allotment of sixteen hectares of land since the acquisition of the islands by the United States shall be entitled to the benefits of this chapter.

SEC. 2. Any person applying to enter land under the provisions of this chapter shall file with such officer as may be designated by law as local land officer, or in case there be no such officer, then with the chief of the bureau of public lands, an application under oath showing that he has the qualifications required under section one of this chapter, and that he possesses none of the disqualifications there mentioned; that such application is made for his exclusive use and benefit; that the same is made for the purpose of actual settlement and



cultivation, and not, either directly or indirectly, for the use or benefit of any other person, persons, corporation, or association of persons; that the land applied for is nonmineral, does not contain valuable deposits of coal or salts, is more valuable for agricultural than forestry purposes, and is not occupied by any other person; and showing the location of the land by stating the province, municipality, and barrio in which the same is situated, and as accurate a description as may be given, showing the boundaries of the land, having reference to natural objects and permanent monuments, if any. Upon the filing of said application the chief of the bureau of public lands shall summarily determine, by inquiry of the chief of the bureau of forestry and from the available land records, whether the land described is *prima facie* subject under the law to homestead settlement, and if he shall find nothing to the contrary the applicant, upon the payment of ten pesos, Philippine currency, shall be permitted to enter the quantity of land specified: *Provided, however*, That, at the option of the applicant, payment of said entry fee and of the fee prescribed in section three hereof may be made in five annual installments of four pesos each. These payments may be made to the municipal treasurer of the locality, who in turn shall forward to the provincial treasurer the amounts received on this account. In case of the delinquency of the applicant in the payment of any said installments, thirty days after having become delinquent he shall lose *ipso facto* his rights to the land in question, shall not be entitled to the reimbursement of the installments which he may have paid, and the land shall become vacant and open to entry by another.

SEC. 3. No certificate shall be given or patent issued for the land applied for until the expiration of five years from the date of the filing of the application; and if, at the expiration of such time or at any time within three years thereafter, the person filing such application shall prove by two credible witnesses that he has resided upon and cultivated the land for the term of five years immediately succeeding the time of filing the application aforesaid, and shall make affidavit that no part of said land has been alienated or encumbered, and that he has borne true allegiance to the Government of the United States and that of the Philippine Islands, then, upon payment of a fee of ten pesos, Philippine currency, to such officer as may be designated by law as local land officer, or in case there be no such officer, then to the chief of the bureau of public lands, he shall be entitled to a patent: *Provided, however*, That in the event of the death of an applicant prior to the issuance of a patent his widow shall be entitled to have a patent for the land applied for issue to her upon showing that she has consummated the requirements of law for homesteading the lands as above set out; and in case the applicant dies before the issuance of the patent and does not leave a widow, then the interest of the applicant in the land shall descend and patent shall issue to the persons who under the laws of the Philippine Islands would have taken had the title been perfected by patent before the death of the applicant, upon proof by the persons thus entitled of compliance with said requirements and conditions.

SEC. 3 [as amended by Act 1864]. No certificate shall be given or patent issued for the land applied for until the expiration of five years from the date of filing of the application; and if, at the expiration of such time or at any time within three years thereafter the person filing such application shall prove by two credible witnesses that he has resided upon the land for the last two years immediately preceding the day of such proof, and cultivated the land for the term of five years immediately succeeding the time of filing the application aforesaid, and shall make affidavit that no part of said land has been alienated or encumbered, and that he has borne true allegiance to the Government of the United States and that of the Philippine Islands, then, upon payment of a fee of ten pesos, Philippine currency, or upon the payment of the last of the five installments provided for in section two, to such officer as may be designated by law as local land officer, or in case there be no such officer, then to the director of lands, he shall be entitled to a patent: *Provided, however*, That in the event of the death of an applicant prior to the issuance of a patent his widow shall be entitled to have a patent for the land applied for issue to her upon showing that she has consummated the requirements of law for homesteading the lands as above set out; and in case the applicant dies before the issuance of the patent and does not leave a widow, then the interest of the applicant in the land shall descend and patent shall issue to the persons who under the laws of the Philippine Islands would have taken had the title been perfected by patent before the death of the applicant, upon proof by the persons thus entitled of compliance with said requirements and conditions.

SEC. 4. No lands acquired under the provisions of this chapter shall in any event become liable to the satisfaction of any debt contracted prior to the issuance of a patent therefor.

SEC. 5. If, at any time after the filing of the application as hereinabove provided and before the expiration of the period allowed by law for the making of final proof, it is proved to the satisfaction of the chief of the bureau of public lands, after due notice to the homesteader, that the land entered is not under the law subject to homestead entry, or that the homesteader has actually changed his residence, voluntarily abandoned the land for more than six months at any one time during the two years of residence herein required, or has otherwise failed to comply with the requirements of law, then in that event the chief of the bureau of public lands may cancel the entry, subject to appeal under proper regulations to the Secretary of the Interior, and the land thereupon shall become subject to disposition as other public lands of like character.

SEC. 6. Not more than one homestead entry shall be allowed to any one person.

SEC. 7. Before final proof shall be submitted by any person claiming to have complied with the provisions of this chapter, due notice, as prescribed by the chief of the bureau of public lands, with the approval of the Secretary of the Interior, shall be given to the public of his intention to make such proof, stating therein the time and place, and giving a description of the land and the names of the witnesses by whom it is expected that the necessary facts will be established.

SEC. 8. Any person may file an affidavit of contest against any homestead entry, charging that the land entered was not unoccupied, unreserved, or unappropriated agricultural land at the time of filing the application, alleging disqualification of the entryman, noncompliance with law as to residence or cultivation, or any other matter which, if proven, would be just cause for the cancellation of the entry, and upon successful termination of the contest, the contestant, if a qualified entryman, shall be allowed a preference right of entry for sixty days from said date.

The chief of the bureau of public lands or any public official becoming aware of the existence of any of the grounds above stated, for impeaching or canceling the entry, may file formal complaint against the entry on any such ground which, if proven, shall cause the cancellation of the entry.

SEC. 9. No patent shall issue under the provisions of this chapter until the land has been surveyed under the direction of the chief of the bureau of public lands and an accurate plat made thereof, the cost of which survey shall be borne by the Insular Government.

## CHAPTER II.

### SALES OF PORTIONS OF THE PUBLIC DOMAIN.

SEC. 10. Any citizen of the Philippine Islands, or of the United States, or of any insular possession therefor, or any corporation or like association of persons organized under the laws of the Philippine Islands or of the United States or any State, Territory, or insular possession thereof, and authorized to transact business in the Philippine Islands, may purchase any tract of unoccupied, unappropriated, and unreserved nonmineral agricultural public land in the Philippine Islands, as defined in the Act of Congress of July first, nineteen hundred and two, not to exceed sixteen hectares for an individual or one thousand and twenty-four hectares for a corporation or like association, by proceeding as hereinafter provided in this chapter: *Provided*, That no association of persons not organized as above and no mere partnership shall be entitled to purchase a greater quantity than will equal sixteen hectares for each member thereof.

SEC. 11. Purchases made under the provisions of this chapter of land previously surveyed must be made of contiguous legal subdivisions. All lands purchased hereunder, whether previously surveyed or not, in case the tract sought to be purchased exceeds sixty-four hectares in area, must be taken wherever possible, in the form of contiguous squares which shall contain at least sixty-four hectares each: *Provided*, That in connection with the purchase of lands in one or more tracts of sixty-four hectares there may be purchased one rectangular tract of thirty-two hectares, the longer side of which must be contiguous to the square tract of sixty-four hectares, or to one of such tracts if more than one be purchased. In no case may lands purchased under the provisions of this chapter be taken in such manner as to gain any such control of

any adjacent land, water, stream, shore line, way, roadstead, or other valuable right as might be prejudicial to the interests of the public.

SEC. 12. An application to purchase land under this chapter must be filed with such officer as may be designated by law as local land officer, or in case there be no such officer then with the chief of the bureau of public lands. It must be executed under oath and must state the citizenship of the applicant and his post-office address; the location of the land desired, stating the province, municipality, and barrio in which the same is situated, and as accurate a description as can be given, showing the boundaries of the land, having reference to natural objects and permanent monuments, if any; a statement as to whether any part of the land is occupied or improved, and that it is nonmineral in character, more valuable for agricultural than for forestry purposes, and does not contain deposits of coal or salts. The application of a corporation must be accompanied by a certified copy of its charter or articles of incorporation. An unincorporated association must show that its members are severally possessed of the qualifications above required of individuals. In the case of a corporation or association organized outside of the Philippine Islands there must be attached to the application proper documentary evidence that the law governing the transaction of business in the Philippine Islands by foreign corporations or associations has been complied with.

SEC. 13. It shall be the duty of the chief of the bureau of public lands to examine all applications to purchase under this chapter, and to determine whether the applicant has the qualifications required in section ten thereof, and from the certificate of the chief of the bureau of forestry to determine whether the land applied for is more valuable for agricultural than forestry purposes. He shall report his findings to the Secretary of the Interior, who, after proper consideration and approval of same, shall order the sale to be made.

It shall also be the duty of the chief of the bureau of public lands to appraise the land applied for under this chapter, which appraisement shall not be less than ten pesos, Philippine currency, per hectare, and in making this appraisal he may call to his assistance any provincial or municipal official of the province in which the land lies. When the land shall have been appraised, as hereinabove provided, the chief of the bureau of public lands shall advertise the same for sale by publishing a notice thereof once a week for six consecutive weeks in two newspapers, one published at Manila and the other (if any such there be) published near the land applied for, such notices to be published in both the English and Spanish languages. The chief of the bureau of public lands shall, with the approval of the Secretary of the Interior, prescribe, in addition to the publication in newspapers, a suitable method of posting notice upon the land sought to be purchased or in the pueblo where the land is situated. The notices shall state a date not earlier than ten days after the date of the last publication of the notice in the newspaper published at Manila, upon which date the chief of the bureau of public lands will award the land to the highest bidder, or will call for new bids, or otherwise proceed as provided by law.

SEC. 14. All bids must be sealed and addressed to the chief of the bureau of public lands, and must have inclosed therewith a certified check or a post-office money order payable to his order, for twenty-five per centum of the amount of the bid, which amount shall be retained, in case the bid is accepted, as part payment of the purchase price: *Provided*, That no bids shall be considered which are for less than the appraised value of the land.

SEC. 15. Upon the opening of the bids the land shall be awarded to the highest bidder. If there are two or more bidders which are higher than other bidders and are equal, and one of such higher and equal bids is the bid of the applicant, his bid shall be accepted. If, however, the bid of the applicant is not one of such equal and higher bids, then the chief of the bureau of public lands shall at once submit the lands for public bidding, and to the person making the highest bid on such public auction the land shall be awarded, but no bid received at such public auction shall be finally accepted until the bidder shall have deposited twenty-five per centum of his bid, as required in section fourteen. The deposits of all unsuccessful bidders shall be returned at once by the chief of the bureau of public lands. The chief of the bureau of public lands, with the approval of the Secretary of the Interior, shall have authority to reject any and all bids hereunder.

SEC. 16. Land sold under the provisions of this chapter must be paid for in the following manner: The balance of the purchase price after deducting the amount paid by check or post-office money order at the time of submitting the

bid, may be paid in full upon the making of the award, or may be paid in equal annual installments, or may be paid in one installment at the expiration of five years from the date of the award. All sums remaining unpaid after date of the award shall bear six per centum interest per annum from such date until paid.

Sec. 17. No patent shall issue under the provisions of this chapter until the land has been surveyed under the direction of the chief of the bureau of public lands and an accurate plat made thereof. The cost of such survey must be borne by the purchaser, if a corporation or like association, and if the survey be made in advance of the regular surveys of the islands; but where the purchaser is an individual the cost of the survey shall be borne by the Insular Government. Patents shall not issue until after the expiration of five years from the date of the award, and before the same shall issue the purchaser must show actual occupancy, cultivation, and improvement of the premises for a period of five years immediately succeeding the date of the award, and that he has not sold the land or in any manner encumbered the title.

Sec. 18. If at any time after the date of the award and before the issuance of patent it is proven to the satisfaction of the chief of the bureau of public lands, after due notice to the purchaser, that the purchaser has voluntarily abandoned the land for more than one year at any one time, or has otherwise failed to comply with the requirements of the law, then the land shall revert to the Government and all prior payments of purchase money shall be forfeited.

Sec. 19. This chapter shall be held to authorize only one purchase of the maximum amount of land hereunder by the same person, or by the same corporation or association of persons; and no corporation or association, any member of which shall have taken the benefits of this chapter, either as an individual or as a member of any other corporation or association, shall purchase any other public lands under this chapter.

Sec. 20. In the event of the death of an individual applicant subsequent to the date of the filing of the application and prior to the issuance of patent, the distributees of his estate, as defined by law, may claim the privilege of being subrogated to the rights of the deceased applicant, and if they consummate the requirements of law for purchasing land hereunder, patent shall issue to such distributees.

Sec. 21. If any land applied for under the provisions of this chapter shall be actually occupied by any person who is qualified to make a homestead or other entry under the public-land laws of the Philippine Islands, or by any native who is entitled by law to a free patent, such person shall be personally served with notice as to his rights, and shall be allowed a preference right of one hundred and twenty days within which to make entry or apply for patent.

### CHAPTER III.

#### LEASES OF PORTIONS OF THE PUBLIC DOMAIN.

Sec. 22. Any citizen of the United States, or of the Philippine Islands, or of any insular possession of the United States, or any corporation or association of persons organized under the laws of the Philippine Islands, or of the United States, or of any State, Territory, or insular possession thereof, authorized by the laws of its creation and by the laws of the Philippine Islands and the acts of Congress applicable thereto to transact business in the Philippine Islands, may lease any tract of unoccupied, unreserved, nonmineral agricultural public lands, as defined by sections eighteen and twenty of the act of Congress approved July first, nineteen hundred and two, providing a temporary government for the Philippine Islands, and so forth, not exceeding one thousand and twenty-four hectares, by proceeding as hereinafter in this chapter indicated: *Provided*, That no lease shall be permitted to interfere with any prior claim by settlement or occupation until the consent of the occupant or settler is first had and obtained, or until such claim shall be legally extinguished: *And provided further*, That no corporation or association of persons shall be permitted to lease lands hereunder which are not reasonably necessary to enable it to carry on the business for which it was lawfully created and which it may lawfully pursue in the Philippine Islands.

Sec. 23. Leases made under the provisions of this chapter, of land previously surveyed, must be made of contiguous legal subdivisions. All lands leased hereunder, whether previously surveyed or not, in case the tract sought to be leased exceeds sixty-four hectares in area, must be taken where possible in the

form of contiguous squares, which shall contain at least sixty-four hectares each: *Provided*, That in connection with the lease of lands in one or more tracts of sixty-four hectares there may be leased one rectangular tract of thirty-two hectares, the longer side of which must be contiguous to the square tract of sixty-four hectares, or to one of such tracts if more than one be leased. In no case may lands leased under the provisions of this chapter be taken so as to gain a control of adjacent land, water, stream, shore line, way, roadstead, or other valuable right which in the opinion of the chief of the bureau of public lands would be prejudicial to the interests of the public.

SEC. 24. An application to lease land under this chapter must be executed under oath and filed with such officer as may be designated by law as local land officer of the district in which the land is situated, or in case there be no such officer then with the chief of the bureau of public lands, and must show the following facts: The citizenship and post-office address of the applicant; the location of the land, showing the province, municipality, and barrio in which the same is situated, and as accurate a description as may be given, showing the boundaries of the land, having reference to natural objects and permanent monuments, if any; a statement as to whether the land contains any improvements or evidences of settlement and cultivation, and a statement that it is nonmineral in character, more valuable for agricultural than for forestry purposes, and does not contain deposits of coal or salts. Corporations and associations shall be required to file evidence of their legal existence and authority to transact business in the Philippine Islands.

SEC. 25. All applicants for leases under the terms of this chapter must give notice, by publication and by such other means as may be required by the chief of the bureau of public lands, with the approval of the Secretary of the Interior, of intent to make application to lease the tract in question, which notice shall state the date when the application will be presented and shall describe as definitely as practicable the land sought to be leased.

SEC. 26. It shall be the duty of the chief of the bureau of public lands to examine all applications for leases under this chapter, and to determine whether the applicant has the qualifications required in section twenty-two hereof, and, from the certificate of the chief of the bureau of forestry, to determine whether the land applied for is more valuable for agricultural than for forestry purposes, and further summarily to determine from available records whether the land is nonmineral and does not contain deposits of coal or salts. He shall report his findings to the Secretary of the Interior, who, after proper consideration and approval of the same, shall cause the lease to be executed.

SEC. 27. The rate per hectare per annum for lands leased under this chapter shall be fixed by the chief of the bureau of public lands, with the approval of the Secretary of the Interior, and shall in no case be less than fifty centavos, Philippine currency, per hectare per annum; said rent shall be paid yearly in advance, the first payment being deposited with the chief of the bureau of public lands before the delivery of the lease.

SEC. 28. Leases hereunder shall run for a period of not more than twenty-five years, but may be renewed for a second period of twenty-five years, at a rate to be fixed as above indicated, which rate shall not be less than fifty centavos per hectare and shall not exceed one peso and fifty centavos, Philippine currency, per hectare. Land leased hereunder shall not be assigned or sublet without the consent of the chief of the bureau of public lands and the Secretary of the Interior.

SEC. 29. No land shall be leased under the provisions of this chapter until the land has been surveyed under the direction of the chief of the bureau of public lands and an accurate plat made thereof, the cost of survey to be borne by the lessee.

SEC. 30. The lease of any lands under this chapter shall not confer the right to remove or dispose of any valuable timber except as provided in regulations of the bureau of forestry for cutting timber upon such lands. Nor shall such lease confer the right to remove or dispose of stone, oil, coal, salts, or other minerals, but the lease as to the part thereof which shall be mineral may be canceled by the chief of the bureau of public lands, with the approval of the Secretary of the Interior, whenever the mineral character of such part shall be made satisfactorily to appear, after due notice to the lessee.

SEC. 31. The commission of waste or the violation of the forestry regulations by the lessee shall work a forfeiture of his last payment of rent and render him liable to immediate dispossession and suit for damage.

## CHAPTER IV.

## FREE PATENTS TO NATIVE SETTLERS.

SEC. 32. Any native of the Philippine Islands now an occupant and cultivator of unreserved, unappropriated agricultural public land, as defined by the act of Congress of July first, nineteen hundred and two, who has continuously occupied and cultivated such land, either by himself or through his ancestors since August first, eighteen hundred and ninety-eight; or who, prior to August first, eighteen hundred and ninety-eight, continuously occupied and cultivated such land for three years immediately prior to said date, and who has been continuously since July fourth, nineteen hundred and two, until the date of the taking effect of this act, an occupier and cultivator of such land, shall be entitled to have a patent issued to him without compensation for such tract of land, not exceeding sixteen hectares, as hereinafter in this chapter provided.

SEC. 33. Any person desiring to obtain the benefits of this chapter must, prior to January first, nineteen hundred and seven, file an application for a patent with such officer as may be designated by law as local land officer, or in case there be no such officer then with the chief of the bureau of public lands. Said application must be executed under oath and must show the following facts: The name, age, and post-office address of the applicant; that he is a native of the Philippine Islands; the location of the land desired, stating the province, municipality, and barrio in which the same is situated, and as accurate a description as may be given, showing the boundaries of the land, having reference to natural objects and permanent monuments, if any; that the land is not claimed or occupied by any other person; a statement as to the date when the applicant or his ancestor, giving the name of ancestor and stating his relationship to the applicant, entered into occupation and begun cultivation, and a description of the improvements which have been made. If the first occupation and cultivation is claimed through an ancestor, the applicant must show the name of such ancestor and must file satisfactory evidence of the date and place of his death and burial, in which case the patent shall issue in the name of the heir or heirs of such ancestor as defined by the laws of the Philippine Islands.

SEC. 34. Upon receipt of said application it shall be the duty of the chief of the bureau of public lands to cause a careful investigation to be made in such manner as he shall deem necessary for the ascertainment of the truth of the allegations therein contained, and if satisfied upon such investigation that the applicant comes within the provisions of this chapter, he shall cause a patent to issue for the tract to such applicant, or to the heirs of his ancestor, as provided in the next preceding section, not exceeding sixteen hectares in extent: *Provided*, That no application shall be finally acted upon until notice thereof has been published in the municipality and barrio in which the land is located and adverse claimants have had an opportunity to present their claims: *And provided further*, That no patent shall issue until the land has been surveyed under the direction of the chief of the bureau of public lands and an accurate plat made thereof.

SEC. 35. Lands acquired under the provisions of this chapter shall be inalienable and shall not be subject to incumbrance for a period of seven years from the date of the issuance of the patent therefor, and shall not be liable for the satisfaction of any debt contracted prior to the expiration of that period.

## CHAPTER V.

## TOWN SITES.

SEC. 36. Whenever in the opinion of the Secretary of the Interior it shall be in the public interest to reserve a town site from the public land or to acquire lands for such purpose by the exercise of the right of eminent domain, he shall direct the chief of the bureau of public lands to have such a survey of the exterior boundaries of the land which he deems it wise so to reserve or acquire.

SEC. 37. Upon the completion and return of the survey mentioned in section thirty-six, the Secretary of the Interior shall forward the same to the Philippine Commission with his recommendations.

SEC. 38. The commission, if it approve the recommendations of the Secretary of the Interior, shall pass a resolution reserving the land surveyed, or such

part thereof as it may deem wise, as a town site, and a certified copy of such resolution shall be sent to the chief of the bureau of public lands, who shall record the same in the records of his office and forward a certified copy of such record to the registrar of the province in which the surveyed land lies.

SEC. 39. It shall then be the duty of the chief of the bureau of public lands, having recorded the resolution of the commission and the preliminary survey accompanying the same, to direct a subdivision and plat of the land, in accordance with the directions contained in the resolution approving the same, if such resolution contained directions as to the method of subdivision, or, if it contain no such direction, then in a manner which shall to the chief of the bureau of public lands seem best adapted to the convenience and interest of the public and the residents of the future town.

SEC. 40. The commission, by resolution, or in the absence of action in this regard by the commission, the chief of the bureau of public lands, shall reserve from the land to be plotted, lots of sufficient size and convenient situation for public uses, as well as the necessary avenues, streets, alleys, parks, and plazas.

SEC. 41. The plat of the subdivision shall designate certain lots as business lots and the remainder as residence lots, and shall also reserve and note the lots of land owned by private individuals as evidenced by record titles, or as possessed and claimed by them as private property: *Provided, however*, That the avenues, streets, alleys, parks, plazas, and lots shall be laid out on the plat as though the lands owned or claimed by private persons were part of the public domain and part of the reservation, with a view to the possible subsequent purchase or condemnation thereof, if deemed necessary by the proper authorities.

SEC. 42. All lots, whether public or private, contained in the exterior boundaries shall be plotted and numbered upon a general plan or system.

SEC. 43. The plat of the subdivision of the reserve town site thus prepared under the supervision of the chief of the bureau of public lands shall be submitted to the Secretary of the Interior for presentation to the commission for its consideration, modification, amendment, or approval.

SEC. 44. The resolution of the commission approving the plat shall provide whether the proceeds derived from the sale of lots shall be covered into the insular treasury as general insular funds, or as a special fund to be devoted to public improvements in or near the town site, and thereafter the receipts from the sale of lots shall be applied as provided in the resolution of the commission.

SEC. 45. Where the proceeds of the sale are to constitute a fund to be devoted to public improvements in or near the town site, the same shall be expended as provided by law or resolution of the commission.

SEC. 46. When the plat of subdivision is approved by the commission it shall be certified to the chief of the bureau of public lands, together with the resolution approving the same, and the chief of the bureau of public lands shall record the same in the records of his office and shall forward a certified copy of such record to the registrar of the province in which the land lies, to be by such registrar recorded in the records of his office.

SEC. 47. All lots except those claimed by or belonging to private owners and claimants and excepting such lots and tracts as may be reserved for parks, public buildings, and other public uses, shall be sold under the direction of the chief of the bureau of public lands, as hereinafter in this chapter provided, and the chief of the bureau of public lands, with the approval of the Secretary of the Interior, shall prescribe rules and regulations for the disposal of lots hereunder.

SEC. 48. All lots in the reservation which are subject to sale as above provided, shall, if in the opinion of the Secretary of the Interior the value of the lots is sufficiently known to make an appraisement useful, be appraised by a committee to be appointed by the chief of the bureau of public lands, with the approval of the Secretary of the Interior.

SEC. 49. The lots in any such town site thus established and subject to sale, shall, after the approval and recording of the plat of subdivision as above provided, and after due advertisement, be sold at public auction to the highest bidder; but no bid shall be accepted, in case of appraised lots, if the bid does not equal two-thirds of the appraised value, and in the case of lots not appraised the bid shall not be accepted if in the judgment of the chief of the bureau of public lands and the Secretary of the Interior the bid is an inadequate price for the lot.

SEC. 50. Not more than two residence lots and two business lots in any one town site shall be sold to any one person, corporation, or association without the specific approval of the Secretary of the Interior.

SEC. 51. Lots which have been offered for sale in the manner herein prescribed, and for which no satisfactory bid has been received, shall be again offered for sale after due advertisement, and if at the second sale no satisfactory bid is received, they may be sold at private sale by the chief of the bureau of public lands for not less than their value, as appraised by a committee to be appointed by the chief of the bureau of public lands with the approval of the Secretary of the Interior.

SEC. 52. In any case in which, in the opinion of the commission, it shall be necessary to condemn private lands within the reserved or proposed limits of a town site, either for streets, alleys, parks, or as lots for public buildings or other public uses, the commission shall pass a resolution declaring the necessity for the same, which resolution shall be certified to the Attorney General, who shall at once begin proceedings for the condemnation of the lands described in the resolution, in accordance with the provisions of the Code of Civil Procedure.

SEC. 53. Town sites constituted under the provisions of this chapter on land forming a part of an existing municipality shall remain within the jurisdiction of such municipality until taken therefrom by legislative action of the commission.

#### CHAPTER VI.

##### UNPERFECTED TITLES AND SPANISH GRANTS AND CONCESSIONS.

SEC. 54. The following-described persons or their legal successors in right, occupying public lands in the Philippine Islands, or claiming to own any such lands or an interest therein, but whose titles to such lands have not been perfected, may apply to the court of land registration of the Philippine Islands for confirmation of their claims and the issuance of a certificate of title therefor to wit:

1. All persons who prior to the transfer of sovereignty from Spain to the United States had fulfilled all the conditions required by the Spanish laws and royal decrees of the Kingdom of Spain for the purchase of public lands, including the payment of the purchase price, but who failed to secure formal conveyance of title;

2. All persons who prior to the transfer of sovereignty from Spain to the United States, having applied for the purchase of public lands and having secured a survey, auction, and an award, or a right to an award, of such lands, did not receive title therefor through no fault upon their part;

3. All persons who prior to the transfer of sovereignty from Spain to the United States, having applied for the purchase of public lands and having secured a survey and award of same, did not, through negligence upon their part, comply with the conditions of full or any payment therefor, but who after such survey and award shall have occupied the land adversely, except as prevented by war or *force majeure*, until the taking effect of this act;

4. All persons who were entitled to apply and did apply for adjustment or composition of title to lands against the Government under the Spanish laws and royal decrees in force prior to the royal decree of February thirteenth, eighteen hundred and ninety-four, but who failed to receive title therefor through no default upon their part;

5. All persons who were entitled to a gratuitous title to public lands by "possessory proceedings" under the provisions of articles nineteen and twenty of the royal decree of the King of Spain issued February thirteenth, eighteen hundred and ninety-four, and who, having complied with all the conditions therein required, failed to receive title therefor through no default upon their part; and

6. All persons who by themselves or their predecessors in interest have been in the open, continuous, exclusive, and notorious possession and occupation of agricultural public lands, as defined by said act of Congress of July first, nineteen hundred and two, under a bona fide claim of ownership except as against the Government, for a period of ten years next preceding the taking effect of this act, except when prevented by war or *force majeure*, shall be conclusively presumed to have performed all the conditions essential to a Government grant and to have received the same, and shall be entitled to a certificate of title to such land under the provisions of this chapter.

All applicants for lands under paragraphs one, two, three, four, and five of this section must establish by proper official records or documents that such proceedings as are therein required were taken and the necessary conditions complied with: *Provided, however*, That such requirements shall not apply to the fact of adverse possession.



Sec. 55. All persons claiming title to Government lands not coming within the classes specified in the preceding section are excluded from the benefits of this chapter.

Sec. 56. Any person or persons, or their legal representatives or successors in right, claiming any lands or interest in lands in the Philippine Islands, under the provisions of this chapter, and who now desire or claim the right to have such title perfected, must in every case present an application in writing to the court of land registration praying that the validity of the alleged title or claim be inquired into and that a certificate of title issue to them under the provisions of the land registration act for the lands claimed.

Sec. 57. Such claims and applications shall conform as nearly as may be in their material allegations to the requirements of an application for registration under the provisions of section twenty-one and subsequent sections of the land registration act, and shall be accompanied by a plan of the land and all documents evidencing a right on the part of the applicant to the land claimed. The application shall also set forth fully the nature of the claim to the land, and when based upon proceedings initiated under Spanish laws shall particularly state the date and form of the grant, concession, warrant, or order of survey under which the claim is made; by whom such grant, concession, warrant, or order of survey was made; the extent of the compliance with the conditions required by the Spanish laws and royal decrees for the acquisition of legal title, and if not fully complied with the reason for such noncompliance, together with a statement of the length of time such land or any portion thereof has been actually occupied by the claimant and his predecessors in interest; the use made of the land, and the nature of the inclosure, if any. The fees provided to be paid for the registration of lands under the land registration act shall be collected from applicants under this chapter, except that upon the original registration of land claimed hereunder no fee shall be required for the assurance fund.

Sec. 58. Any applicant for registration of lands under the provisions of this chapter may, upon petition directed to the chief of the bureau of public lands, and upon payment of the fees as regulated by law, secure a survey and plan of the lands claimed to be owned by him, which said plan shall be filed with his application in the court of land registration.

Sec. 59. Upon the filing of claims and applications for registration in the court of land registration, under this chapter, the same procedure shall be adopted in the hearing of such cases and in the matter of appeal as is by the land registration act provided for other claims, except that a notice of all such applications, together with a plan of the lands claimed, shall be immediately forwarded to the chief of the bureau of public lands of the Philippine Islands, who shall be represented in all questions arising upon the consideration of such applications by the attorney general of the Philippine Islands or by any subordinate or assistant to the attorney general appointed for that purpose.

Sec. 60. It shall be the duty of the examiner of title, upon reference to him of any such claim or application, to investigate all the facts alleged therein or otherwise brought to his attention, and to make careful inquiry as to the period of occupation of the land by the claimant or his predecessors in interest; the nature of such lands; the character of the inclosure, if any, and the extent to which the land has been subjected to cultivation. He shall file a full report of his investigation in the case, concluding with a certificate of his opinion upon the merits of the claim.

Sec. 61. It shall be lawful for the chief of the bureau of public lands, whenever in the opinion of the chief executive the public interest shall require it, to cause to be filed in the court of land registration, through the attorney general, a petition against the holder, claimant, possessor, or occupant of any land in the Philippine Islands who shall not have voluntarily come in under the provisions of this chapter or the land registration act stating in substance that the title of such holder, claimant, possessor, or occupant is open to question, or stating in substance that the boundaries of any such land which has not been brought into court as aforesaid are open to question, and praying that the title to any such land or the boundaries thereof or the right to occupancy thereof be settled and adjudicated. Such petition shall contain all the data essential to furnish a full notice thereof to the occupants of such land and to all persons who may claim an adverse interest therein, and shall be accompanied by a plan of the land in question. The court shall cause service of notice to be made as in other cases, and shall proceed to hear, try, and determine the questions stated in such petition or arising in the matter, and settle and deter-

mine the ownership of the land and cause certificate of title to be issued therefor, as in other cases filed under this chapter.

SEC. 62. Whenever any lands in the Philippine Islands are set apart as town sites, under the provisions of chapter five of this act, it shall be lawful for the chief of the bureau of public lands, with the approval of the Secretary of the Interior, to notify the judge of the court of land registration that such lands have been reserved as a town site and that all private lands or interests therein within the limits described ought forthwith to be brought within the operation of the land registration act, and to become registered land within the meaning of said registration act. It shall be the duty of the judge of said court to issue a notice thereof, stating that claims for all private lands or interests therein within the limits described must be presented for registration under the land registration act in the manner provided in act numbered six hundred and twenty-seven, entitled "An act to bring immediately under the operation of the land registration act all lands lying within the boundaries lawfully set apart for military reservations, and all lands desired to be purchased by the Government of the United States for military purposes." The procedure for the purpose of this section and the legal effects thereof shall thereupon be in all respects as provided in sections three, four, five, and six of said act numbered six hundred and twenty-seven.

SEC. 63. All proceedings under this chapter involving title to or interest in land shall be conducted and considered as an application for registration of such land, and the final decree of the court shall in every case be the basis for the original certificate of title in favor of the person entitled to the property under the procedure prescribed in section forty-one of the land registration act.

SEC. 64. If in the hearing of any application arising under this chapter the court shall find that more than one person or claimant has an interest in the land, such conflicting interests shall be adjudicated by the court and decree awarded in favor of the person or persons entitled to the land, according to the laws of the Philippine Islands, except that where the action is voluntarily dismissed by the parties interested the order of the court shall be merely one of dismissal without affecting title.

SEC. 65. Whenever, in any proceedings under this chapter to secure registration of an incomplete or imperfect claim of title initiated prior to the transfer of sovereignty from Spain to the United States, it shall appear that had such claims been prosecuted to completion under the laws prevailing when instituted, and under the conditions of the grant then contemplated, the conveyance of such land to the applicant would not have been gratuitous but would have involved payment therefor to the Government, then and in that event the court shall, after decreeing in whom title should vest, further determine the amount to be paid as a condition for the registration of the land. Such judgment shall be certified to the bureau of public lands by the clerk of the court for collection of the amount due from the person entitled to conveyance. Upon payment to the chief of the bureau of public lands of the price specified in the judgment the case shall be returned by him to the court of land registration with a notation of such payment, whereupon the registration of the land in favor of the party entitled thereto shall be ordered by the court. If the applicant shall fail to pay the amount of money required by the decree within a reasonable time after he receives notice thereof, the court may order the proceeding to stand dismissed and the title to the land shall then be in the Government free from any claim of the applicant.

SEC. 66. Whenever any judgment of confirmation or other decree of the court involving public lands shall become final, the clerk of the court shall certify that fact to the bureau of public lands, with a copy of the decree of confirmation or judgment of the court, which shall plainly state the location, boundaries, and area as nearly as may be of the tract involved in the decree or judgment, and shall be accompanied by a plan of the land as confirmed or acted upon by the court. In the event the original survey was made by the bureau of public lands and the decree of the court conforms thereto no further proceedings shall be required. When the original survey was made by the applicant or where the tract confirmed by the court varies from the original survey as made by the bureau of public lands, the chief of the bureau of public lands shall immediately cause the tract, so confirmed by the court, to be surveyed at the cost of the Insular Government, and shall, when such survey has been approved by him, furnish a copy of same to the court of land registration and to the applicant, which survey when approved by the court, and unless objected to by the applicant within thirty days, shall be conclusively presumed to be correct. If objec-

SEC. 55. All persons claiming title to Government lands not coming within the classes specified in the preceding section are excluded from the benefits of this chapter.

SEC. 56. Any person or persons, or their legal representatives or successors in right, claiming any lands or interest in lands in the Philippine Islands, under the provisions of this chapter, and who now desire or claim the right to have such title perfected, must in every case present an application in writing to the court of land registration praying that the validity of the alleged title or claim be inquired into and that a certificate of title issue to them under the provisions of the land registration act for the lands claimed.

SEC. 57. Such claims and applications shall conform as nearly as may be in their material allegations to the requirements of an application for registration under the provisions of section twenty-one and subsequent sections of the land registration act, and shall be accompanied by a plan of the land and all documents evidencing a right on the part of the applicant to the land claimed. The application shall also set forth fully the nature of the claim to the land, and when based upon proceedings initiated under Spanish laws shall particularly state the date and form of the grant, concession, warrant, or order of survey under which the claim is made; by whom such grant, concession, warrant, or order of survey was made; the extent of the compliance with the conditions required by the Spanish laws and royal decrees for the acquisition of legal title, and if not fully complied with the reason for such noncompliance, together with a statement of the length of time such land or any portion thereof has been actually occupied by the claimant and his predecessors in interest; the use made of the land, and the nature of the inclosure, if any. The fees provided to be paid for the registration of lands under the land registration act shall be collected from applicants under this chapter, except that upon the original registration of land claimed hereunder no fee shall be required for the assurance fund.

SEC. 58. Any applicant for registration of lands under the provisions of this chapter may, upon petition directed to the chief of the bureau of public lands, and upon payment of the fees as regulated by law, secure a survey and plan of the lands claimed to be owned by him, which said plan shall be filed with his application in the court of land registration.

SEC. 59. Upon the filing of claims and applications for registration in the court of land registration, under this chapter, the same procedure shall be adopted in the hearing of such cases and in the matter of appeal as is by the land registration act provided for other claims, except that a notice of all such applications, together with a plan of the lands claimed, shall be immediately forwarded to the chief of the bureau of public lands of the Philippine Islands, who shall be represented in all questions arising upon the consideration of such applications by the attorney general of the Philippine Islands or by any subordinate or assistant to the attorney general appointed for that purpose.

SEC. 60. It shall be the duty of the examiner of title, upon reference to him of any such claim or application, to investigate all the facts alleged therein or otherwise brought to his attention, and to make careful inquiry as to the period of occupation of the land by the claimant or his predecessors in interest; the nature of such lands; the character of the inclosure, if any, and the extent to which the land has been subjected to cultivation. He shall file a full report of his investigation in the case, concluding with a certificate of his opinion upon the merits of the claim.

SEC. 61. It shall be lawful for the chief of the bureau of public lands, whenever in the opinion of the chief executive the public interest shall require it, to cause to be filed in the court of land registration, through the attorney general, a petition against the holder, claimant, possessor, or occupant of any land in the Philippine Islands who shall not have voluntarily come in under the provisions of this chapter or the land registration act stating in substance that the title of such holder, claimant, possessor, or occupant is open to question, or stating in substance that the boundaries of any such land which has not been brought into court as aforesaid are open to question, and praying that the title to any such land or the boundaries thereof or the right to occupancy thereof be settled and adjudicated. Such petition shall contain all the data essential to furnish a full notice thereof to the occupants of such land and to all persons who may claim an adverse interest therein, and shall be accompanied by a plan of the land in question. The court shall cause service of notice to be made as in other cases, and shall proceed to hear, try, and determine the questions stated in such petition or arising in the matter, and settle and deter-

mine the ownership of the land and cause certificate of title to be issued therefor, as in other cases filed under this chapter.

SEC. 62. Whenever any lands in the Philippine Islands are set apart as town sites, under the provisions of chapter five of this act, it shall be lawful for the chief of the bureau of public lands, with the approval of the Secretary of the Interior, to notify the judge of the court of land registration that such lands have been reserved as a town site and that all private lands or interests therein within the limits described ought forthwith to be brought within the operation of the land registration act, and to become registered land within the meaning of said registration act. It shall be the duty of the judge of said court to issue a notice thereof, stating that claims for all private lands or interests therein within the limits described must be presented for registration under the land registration act in the manner provided in act numbered six hundred and twenty-seven, entitled "An act to bring immediately under the operation of the land registration act all lands lying within the boundaries lawfully set apart for military reservations, and all lands desired to be purchased by the Government of the United States for military purposes." The procedure for the purpose of this section and the legal effects thereof shall thereupon be in all respects as provided in sections three, four, five, and six of said act numbered six hundred and twenty-seven.

SEC. 63. All proceedings under this chapter involving title to or interest in land shall be conducted and considered as an application for registration of such land, and the final decree of the court shall in every case be the basis for the original certificate of title in favor of the person entitled to the property under the procedure prescribed in section forty-one of the land registration act.

SEC. 64. If in the hearing of any application arising under this chapter the court shall find that more than one person or claimant has an interest in the land, such conflicting interests shall be adjudicated by the court and decree awarded in favor of the person or persons entitled to the land, according to the laws of the Philippine Islands, except that where the action is voluntarily dismissed by the parties interested the order of the court shall be merely one of dismissal without affecting title.

SEC. 65. Whenever, in any proceedings under this chapter to secure registration of an incomplete or imperfect claim of title initiated prior to the transfer of sovereignty from Spain to the United States, it shall appear that had such claims been prosecuted to completion under the laws prevailing when instituted, and under the conditions of the grant then contemplated, the conveyance of such land to the applicant would not have been gratuitous but would have involved payment therefor to the Government, then and in that event the court shall, after decreeing in whom title should vest, further determine the amount to be paid as a condition for the registration of the land. Such judgment shall be certified to the bureau of public lands by the clerk of the court for collection of the amount due from the person entitled to conveyance. Upon payment to the chief of the bureau of public lands of the price specified in the judgment the case shall be returned by him to the court of land registration with a notation of such payment, whereupon the registration of the land in favor of the party entitled thereto shall be ordered by the court. If the applicant shall fail to pay the amount of money required by the decree within a reasonable time after he receives notice thereof, the court may order the proceeding to stand dismissed and the title to the land shall then be in the Government free from any claim of the applicant.

SEC. 66. Whenever any judgment of confirmation or other decree of the court involving public lands shall become final, the clerk of the court shall certify that fact to the bureau of public lands, with a copy of the decree of confirmation or judgment of the court, which shall plainly state the location, boundaries, and area as nearly as may be of the tract involved in the decree or judgment, and shall be accompanied by a plan of the land as confirmed or acted upon by the court. In the event the original survey was made by the bureau of public lands and the decree of the court conforms thereto no further proceedings shall be required. When the original survey was made by the applicant or where the tract confirmed by the court varies from the original survey as made by the bureau of public lands, the chief of the bureau of public lands shall immediately cause the tract, so confirmed by the court, to be surveyed at the cost of the Insular Government, and shall, when such survey has been approved by him, furnish a copy of same to the court of land registration and to the applicant, which survey when approved by the court, and unless objected to by the applicant within thirty days, shall be conclusively presumed to be correct. If objec-

SEC. 55. All persons claiming title to Government lands not coming within the classes specified in the preceding section are excluded from the benefits of this chapter.

SEC. 56. Any person or persons, or their legal representatives or successors in right, claiming any lands or interest in lands in the Philippine Islands, under the provisions of this chapter, and who now desire or claim the right to have such title perfected, must in every case present an application in writing to the court of land registration praying that the validity of the alleged title or claim be inquired into and that a certificate of title issue to them under the provisions of the land registration act for the lands claimed.

SEC. 57. Such claims and applications shall conform as nearly as may be in their material allegations to the requirements of an application for registration under the provisions of section twenty-one and subsequent sections of the land registration act, and shall be accompanied by a plan of the land and all documents evidencing a right on the part of the applicant to the land claimed. The application shall also set forth fully the nature of the claim to the land, and when based upon proceedings initiated under Spanish laws shall particularly state the date and form of the grant, concession, warrant, or order of survey under which the claim is made; by whom such grant, concession, warrant, or order of survey was made; the extent of the compliance with the conditions required by the Spanish laws and royal decrees for the acquisition of legal title, and if not fully complied with the reason for such noncompliance, together with a statement of the length of time such land or any portion thereof has been actually occupied by the claimant and his predecessors in interest; the use made of the land, and the nature of the inclosure, if any. The fees provided to be paid for the registration of lands under the land registration act shall be collected from applicants under this chapter, except that upon the original registration of land claimed hereunder no fee shall be required for the assurance fund.

SEC. 58. Any applicant for registration of lands under the provisions of this chapter may, upon petition directed to the chief of the bureau of public lands, and upon payment of the fees as regulated by law, secure a survey and plan of the lands claimed to be owned by him, which said plan shall be filed with his application in the court of land registration.

SEC. 59. Upon the filing of claims and applications for registration in the court of land registration, under this chapter, the same procedure shall be adopted in the hearing of such cases and in the matter of appeal as is by the land registration act provided for other claims, except that a notice of all such applications, together with a plan of the lands claimed, shall be immediately forwarded to the chief of the bureau of public lands of the Philippine Islands, who shall be represented in all questions arising upon the consideration of such applications by the attorney general of the Philippine Islands or by any subordinate or assistant to the attorney general appointed for that purpose.

SEC. 60. It shall be the duty of the examiner of title, upon reference to him of any such claim or application, to investigate all the facts alleged therein or otherwise brought to his attention, and to make careful inquiry as to the period of occupation of the land by the claimant or his predecessors in interest; the nature of such lands; the character of the inclosure, if any, and the extent to which the land has been subjected to cultivation. He shall file a full report of his investigation in the case, concluding with a certificate of his opinion upon the merits of the claim.

SEC. 61. It shall be lawful for the chief of the bureau of public lands, whenever in the opinion of the chief executive the public interest shall require it, to cause to be filed in the court of land registration, through the attorney general, a petition against the holder, claimant, possessor, or occupant of any land in the Philippine Islands who shall not have voluntarily come in under the provisions of this chapter or the land registration act stating in substance that the title of such holder, claimant, possessor, or occupant is open to question, or stating in substance that the boundaries of any such land which has not been brought into court as aforesaid are open to question, and praying that the title to any such land or the boundaries thereof or the right to occupancy thereof be settled and adjudicated. Such petition shall contain all the data essential to furnish a full notice thereof to the occupants of such land and to all persons who may claim an adverse interest therein, and shall be accompanied by a plan of the land in question. The court shall cause service of notice to be made as in other cases, and shall proceed to hear, try, and determine the questions stated in such petition or arising in the matter, and settle and deter-

mine the ownership of the land and cause certificate of title to be issued therefor, as in other cases filed under this chapter.

SEC. 62. Whenever any lands in the Philippine Islands are set apart as town sites, under the provisions of chapter five of this act, it shall be lawful for the chief of the bureau of public lands, with the approval of the Secretary of the Interior, to notify the judge of the court of land registration that such lands have been reserved as a town site and that all private lands or interests therein within the limits described ought forthwith to be brought within the operation of the land registration act, and to become registered land within the meaning of said registration act. It shall be the duty of the judge of said court to issue a notice thereof, stating that claims for all private lands or interests therein within the limits described must be presented for registration under the land registration act in the manner provided in act numbered six hundred and twenty-seven, entitled "An act to bring immediately under the operation of the land registration act all lands lying within the boundaries lawfully set apart for military reservations, and all lands desired to be purchased by the Government of the United States for military purposes." The procedure for the purpose of this section and the legal effects thereof shall thereupon be in all respects as provided in sections three, four, five, and six of said act numbered six hundred and twenty-seven.

SEC. 63. All proceedings under this chapter involving title to or interest in land shall be conducted and considered as an application for registration of such land, and the final decree of the court shall in every case be the basis for the original certificate of title in favor of the person entitled to the property under the procedure prescribed in section forty-one of the land registration act.

SEC. 64. If in the hearing of any application arising under this chapter the court shall find that more than one person or claimant has an interest in the land, such conflicting interests shall be adjudicated by the court and decree awarded in favor of the person or persons entitled to the land, according to the laws of the Philippine Islands, except that where the action is voluntarily dismissed by the parties interested the order of the court shall be merely one of dismissal without affecting title.

SEC. 65. Whenever, in any proceedings under this chapter to secure registration of an incomplete or imperfect claim of title initiated prior to the transfer of sovereignty from Spain to the United States, it shall appear that had such claims been prosecuted to completion under the laws prevailing when instituted, and under the conditions of the grant then contemplated, the conveyance of such land to the applicant would not have been gratuitous but would have involved payment therefor to the Government, then and in that event the court shall, after decreeing in whom title should vest, further determine the amount to be paid as a condition for the registration of the land. Such judgment shall be certified to the bureau of public lands by the clerk of the court for collection of the amount due from the person entitled to conveyance. Upon payment to the chief of the bureau of public lands of the price specified in the judgment the case shall be returned by him to the court of land registration with a notation of such payment, whereupon the registration of the land in favor of the party entitled thereto shall be ordered by the court. If the applicant shall fail to pay the amount of money required by the decree within a reasonable time after he receives notice thereof, the court may order the proceeding to stand dismissed and the title to the land shall then be in the Government free from any claim of the applicant.

SEC. 66. Whenever any judgment of confirmation or other decree of the court involving public lands shall become final, the clerk of the court shall certify that fact to the bureau of public lands, with a copy of the decree of confirmation or judgment of the court, which shall plainly state the location, boundaries, and area as nearly as may be of the tract involved in the decree or judgment, and shall be accompanied by a plan of the land as confirmed or acted upon by the court. In the event the original survey was made by the bureau of public lands and the decree of the court conforms thereto no further proceedings shall be required. When the original survey was made by the applicant or where the tract confirmed by the court varies from the original survey as made by the bureau of public lands, the chief of the bureau of public lands shall immediately cause the tract, so confirmed by the court, to be surveyed at the cost of the Insular Government, and shall, when such survey has been approved by him, furnish a copy of same to the court of land registration and to the applicant, which survey when approved by the court, and unless objected to by the applicant within thirty days, shall be conclusively presumed to be correct. If objec-

tion is made to the survey by the applicant, the court, upon notice to the bureau of public lands, shall hear such objections, and its action in the matter shall be final.

SEC. 67. No title to, or right or equity in, any public lands in the Philippine Islands may hereafter be acquired by prescription or by adverse possession or occupancy, or under or by virtue of any laws in effect prior to American occupation, except as expressly provided by laws enacted or provided since the acquisition of the islands by the United States.

## CHAPTER VII.

### GENERAL PROVISIONS.

SEC. 68. The short title of this act shall be "The public land act."

SEC. 69. The chief of the bureau of public lands, under the supervision of the Secretary of the Interior, shall prepare and issue such forms and instructions, consistent with this act, as may be necessary and proper to carry into effect all the provisions thereof that are to be administered by or under the direction of the bureau of public lands, and for the conduct of all proceedings arising under such provisions.

SEC. 70. While title to public lands in the Philippine Islands remains in the Government, the chief of the bureau of public lands, under the supervision of the Secretary of the Interior, shall be charged with the immediate executive control of the survey, classification, lease, sale, and other disposition and management thereof, and the decisions of the bureau as to questions of facts relating to such lands shall be conclusive when approved by the Secretary of the Interior.

SEC. 71. The civil governor, for reasons of public policy, may, from time to time, by proclamation, designate any tract or tracts of public lands in the Philippine Islands as nonalienable, and thereafter the same shall be withdrawn from settlement, entry, sale, or other disposition under any of the public-land laws of the islands until again made subject thereto by law of the islands.

SEC. 72. Provincial secretaries and all other persons that may be designated as mining recorders shall, in their capacities as such recorders, be subject to the supervision of the chief of the bureau of public lands.

SEC. 73. All patents or certificates for lands disposed of under this law shall be prepared in the bureau of public lands and shall issue in the name of the United States and the Philippine Government under the signature of the civil governor; but such patents or certificates shall be effective only for the purposes defined in section one hundred and twenty-two of the land registration act, and the actual conveyance of the land shall be effected only as provided in said section.

SEC. 74. All persons receiving title to Government lands under the provisions of this act, shall hold such lands subject to the same public servitudes as existed upon lands owned by private persons under the sovereignty of Spain, including those with reference to the littoral of the sea and the banks of navigable rivers or rivers upon which rafting may be done.

SEC. 75. The beneficial use of water shall be the basis, the measure, and the limit of all rights thereto in said islands, and the patents herein granted shall be subject to the right of the Government of these islands to make such rules and regulations for the use of water and the protection of the water supply, and for other public purposes, as it may deem best for the public good. Whenever, by priority of possession, rights to the use of water for mining, agricultural, manufacturing, or other purposes have vested and accrued, and the same are recognized and acknowledged by the local customs, laws, and decisions of the courts, the possessors and owners of such vested rights shall be maintained and protected in the same, and all patents granted under this act shall be subject to any vested and accrued rights to ditches and reservoirs used in connection with such water rights as may have been acquired in the manner above described prior to April eleventh, eighteen hundred and ninety-nine.

SEC. 76. There is hereby reserved from the operation of all patents, certificates, entries, and grants by the Insular Government authorized under this act, the right to use for the purposes of power any flow of water in any stream running through or by the land granted, the convertible power from which at ordinary low water exceeds fifty horsepower. Where the convertible power in any stream running through or running by land granted under the authority of this act thus exceeds fifty horsepower, and there is no means of using such

power except by the occupation of a part of the land granted under authority of this act, then so much land as is reasonably necessary for the mill site or site for the powerhouse, and for a suitable dam and site for massing the water, is hereby excepted from such grant, not exceeding four hectares, and a right of way to the nearest public highway from the land thus excepted, and also a right of way for the construction and maintenance of such flumes, aqueducts, wires, poles, or other conduits as may be needed in conveying the water to the point where its fall will yield the greatest power, or the power from the point of conversion to the point of use, is reserved as a servitude or easement upon the land granted by authority of this act: *Provided, however*, That when the Government or any concessionaire of the Government shall take possession of land under this section which a grantee under this act shall have paid for, supposing it to be subject to grant under this act, said grantee shall be entitled to indemnity from the Government or the concessionaire for the amount, if any, paid by him to the Government for the land taken from him by virtue of this section: *And provided further*, That with respect to the flow of water, except for converting the same into power exceeding fifty horsepower, said grantee shall be entitled to the same use of the water flowing through or along his land that other private owners enjoy by the laws of the Philippine Islands, subject to the governmental regulation provided in the previous section. Water-power privileges in which the convertible power at ordinary low water shall exceed fifty horsepower shall be disposed of only upon terms to be embodied in a special act of the commission until a general law shall be passed concerning the use, lease, or acquisition of such water privilege.

SEC. 77. Any person who shall wilfully and knowingly submit, or cause to be submitted, any false proof, or who shall make, or cause to be made, any false affidavit in support of any application or claim in any manner respecting the public lands of the Philippine Islands, shall be deemed guilty of perjury and punished accordingly.

SEC. 78. The provisions of this act shall extend and apply to all provinces and places of the Philippine Archipelago except the Moro Province and the provinces of Lepanto-Bontoc, Benguet, Paragua, and Nueva Vizcaya: but the provisions of this act or of any chapter hereof may at any time, by resolution of the Philippine Commission, be extended over and put in force in any of the provinces or any part thereof hereby excepted from its operation.

SEC. 79. When this act shall have been approved by the President of the United States and shall have received the express or implied sanction of Congress, as provided by section thirteen of the act of Congress approved July first, nineteen hundred and two, entitled "An act temporarily to provide for the administration of the affairs of civil government in the Philippine Islands, and for other purposes," such facts shall be made known by the proclamation of the civil governor of the islands, and this act shall take effect on the date of such proclamation.

Enacted October 7, 1903.

#### RESOLUTIONS EXTENDING OPERATION OF THE PUBLIC-LAND ACT.

The Philippine Commission has passed the following resolutions extending the application of the public-land act, or portions thereof, to certain territory, therein mentioned, which has heretofore been excepted from the operation of said law:

EXCERPT FROM THE MINUTES OF THE PHILIPPINE COMMISSION OF DECEMBER 22, 1905.

"*Resolved*, That in accordance with the provisions of section seventy-eight of act Numbered Nine hundred and twenty-six, ordinarily known as the public-land act:

"(1) Said public-land act in its entirety be extended over and put in force throughout the district of Zamboanga, in that portion of the district of Lanao not included in the basin of Lake Lanao, and in that portion of the district of Davao included in the municipalities of Mati, Baganga, Caraga, and Cateel;

"(2) That Chapter III of said act, relating to leases of portions of the public domain, be extended over and put in force throughout the entire district of Cotabato, with the exception of Cotabato Island, on which the town of Cotabato is located, the island of Tamontaka, the area included within a circle whose



radius is three miles and whose center is the central point in the masonry fort at Reina Regente, and the area within a circle whose radius is three miles and whose center is the central point in the masonry fort at Pikit;

"(3) That Chapter I of said act, relating to homesteads on the public domain, be extended over and put in force in Cotabato Island, on which the town of Cotabato is situated, the island of Tamontaka, the area included within a circle whose radius is three miles and whose center is the central point in the masonry fort at Reina Regente, and the area within a circle whose radius is three miles and whose center is the central point in the masonry fort at Pikit;

"(4) That Chapter III of said act, relating to releases of portions of the public domain, be extended over and put in force in that portion of the district of Davao not included in the municipalities of Mati, Baganga, Caraga, and Cateel, with the exception of the territory embraced within a circle having a radius of five miles and whose center is the central point in the district jail at Davao;

"(5) That chapter I of said act, relating to homesteads on the public domain, be extended over and put in force in the municipalities of Mati, Baganga, Caraga, and Cateel, and the territory embraced within a circle having a radius of five miles and whose center is the central point in the district jail at Davao;

"(6) That Chapter III of said act, relating to leases of portions of the public domain, be extended over and put in force in the island of Tawi Tawi, in the district of Sulu;

"(7) That Chapter I of said act, relating to homesteads on the public domain, be extended over and put in force in the following areas of the district of Sulu:

The land within a circle whose radius is a mile and a half from the center of the central point of the main landward gateway in the walls of the city of Jolo, the land within a circle whose radius is a mile and a half and whose center is the central point in the masonry fort in the town of Siasi, and all other portions of the district of Sulu for the time being exempted from the provisions of the land act.

"(8) That Chapter IV of said act, relating to free patents to native settlers, in its entirety be extended over and put in force throughout the whole of the Moro Province; and

"That the legislative council of the Moro Province is directed to make known throughout the province the foregoing resolutions and particularly the limitations imposed by the public-land act as to the time within which native settlers may obtain free patents by virtue of Chapter IV of the public-land act."

EXCERPT FROM THE MINUTES OF THE PHILIPPINE COMMISSION OF DECEMBER 22, 1905.

"The acting president presented to the commission the question of the extension of act Numbered Nine hundred and twenty-six, known as 'The Public-Land Act,' in its entirety, to the Province of Palawan, formerly called Paragua: After due consideration, it was, on motion,

"*Resolved*, That in accordance with the provisions of section seventy-eight of act numbered nine hundred and twenty-six, ordinarily known as 'the public land act,' the said public land act, in its entirety, be immediately extended over and put in force throughout the entire province of Palawan, formerly known as the province of Paragua; and

"*Resolved further*, That the provincial board of the province of Palawan is directed to make known the contents of the foregoing resolution, so far as practicable, to all the municipalities and settlements of the province, and to afford such assistance as may be in its power to the people to enable them to avail themselves of the provisions of the law enacted in their behalf."

EXCERPT FROM THE MINUTES OF THE PHILIPPINE COMMISSION OF DECEMBER 23, 1905.

"*Resolved*, That the provisions of Chapter IV of act numbered nine hundred and twenty-six, known as 'the public land act,' be, and are hereby, immediately extended to the provinces of Benguet, Nueva Vizcaya, and Lepanto-Bontoc; and

"*Be it further resolved*, That the provincial board of the said provinces are hereby directed to take adequate means to inform the residents of the various municipalities and settlements of their provinces of the adoption of the foregoing resolution, and of the necessity of taking advantage of its provisions before January first, nineteen hundred and seven."

The entire act was extended to the province of Nueva Vizcaya, except the territory formerly included in the Spanish comandancias of Binatangan and Quiangan, by resolution of the commission of August 2, 1906.

Chapter VI of the act, except subdivision 6 of section 54 thereof, was extended to the whole of the Moro Province by resolution of the commission of December 29, 1906. All other provisions of the act were extended to the Moro Province by resolution of the commission of October 12, 1908.

Chapters I, II, III, IV, V, and VII of the act were extended to the province of Benguet, the subprovinces of Amburayan and Lepanto, and the township of Bontoc, Mountain Province, by resolution of the commission of October 12, 1908.

FIRST PHILIPPINE LEGISLATURE, }  
*Special Session*

{ A. B.  
 { No. 237.

[No. 1864.]

AN ACT Amending Chapter One of act Numbered Nine hundred and twenty-six by providing that payment of homestead entry fees may be made in installments, and by limiting the residence required by said chapter to the last two years immediately preceding the date of final proof.

*By authority of the United States, be it enacted by the Philippine Legislature, that:*

SECTION 1. Section two of act Numbered Nine hundred and twenty-six is hereby amended by adding at the end thereof the following:

"*Provided, however,* That at the option of the applicant, payment of said entry fee and of the fee prescribed in section three hereof may be made in five annual installments of four pesos each. These payments may be made to the municipal treasurer of the locality, who, in turn, shall forward to the provincial treasurer the amounts received on this account. In case of the delinquency of the applicant in the payment of any said installments, thirty days after having become delinquent, he shall lose ipso facto his rights to the land in question, shall not be entitled to the reimbursement of the installments which he may have paid, and the land shall become vacant and open to entry by another."

SEC. 2. Section three of act Numbered Nine hundred and twenty-six is hereby amended by inserting after the words "that he has resided upon" the following: "the land for the last two years immediately preceding the day of such proof," and after the words "Philippine currency," the following: "or upon the payment of the last of the five installments provided for in section two," so that it shall read as follows:

"SEC. 3. No certificate shall be given or patent issued for the land applied for until the expiration of five years from the date of the filing of the application; and if, at the expiration of such time, or at any time within three years thereafter, the person filing such application shall prove by two credible witnesses that he has resided upon the land for the last two years immediately preceding the day of such proof, and cultivated the land for the term of five years immediately succeeding the time of filing the application aforesaid, and shall make affidavit that no part of said land has been alienated or encumbered, and that he has borne true allegiance to the Government of the United States and that of the Philippine Islands, then, upon payment of a fee of ten pesos, Philippine currency, or upon the payment of the last of the five installments provided for in section two, to such officer as may be designated by law as local land officer, or in case there be no such officer then to the director of lands, he shall be entitled to a patent: *Provided, however,* That in the event of the death of an applicant prior to the issuance of a patent, his widow shall be entitled to have a patent for the land applied for issue to her upon showing that she has consummated the requirements of law for homesteading the lands as above set out; and in case the applicant dies before the issuance of the patent and does not leave a widow, then the interest of the applicant in the land shall descend and patent shall issue to the persons who under the laws of the Philippine Islands would have taken, had the title been perfected by patent before the death of the applicant, upon proof, by the persons thus entitled, of compliance with said requirements and conditions."

SEC. 3. Section five of act Numbered Nine hundred and twenty-six is hereby amended by substituting the word "two" for the word "five," so that it shall read as follows:

"SEC. 5. If, at any time after the filing of the application as hereinabove provided and before the expiration of the period allowed by law for the making of final proof, it is proved to the satisfaction of the director of lands, after due notice to the homesteader, that the land entered is not under the law subject to homestead entry, or that the homesteader has actually changed his residence, voluntarily abandoned the land for more than six months at any one time during the two years of residence herein required, or has otherwise failed to comply with the requirements of law, then in that event the director of lands may cancel the entry, subject to appeal under proper regulations to the Secretary of the Interior, and the land thereupon shall become subject to disposition as other public lands of like character."

SEC. 4. When this act shall have been approved and sanctioned in accordance with section thirteen of the act of Congress approved July first, nineteen hundred and two, entitled "An act temporarily to provide for the administration of the affairs of civil government in the Philippine Islands, and for other purposes," such facts shall be made known by proclamation of the Governor General of the islands, and this act shall take effect on the date of such proclamation.

Enacted, June 18, 1908.

FIRST PHILIPPINE LEGISLATURE, }  
Second Session. }

{ C. B.  
{ No. 84.

[No. 1908.]

AN ACT Amending section fifty-four of act numbered nine hundred and twenty-six, entitled "The public land act," by more definitely fixing the period of occupation of land acquired as a basis for perfecting title thereto.

*By authority of the United States, be it enacted by the Philippine Legislature, that:*

SECTION 1. Subsection six of section fifty-four of act numbered nine hundred and twenty-six, entitled "The public land act," is hereby amended so as to read as follows:

"6. All persons who by themselves or their predecessors in interest have been in the open, continuous, exclusive, and notorious possession and occupation of agricultural public lands, as defined by said act of Congress of July first, nineteen hundred and two, under a bona fide claim of ownership except as against the Government, for a period of ten years next preceding the twenty-sixth day of July, nineteen hundred and four, except when prevented by war or *force majeure*, shall be conclusively presumed to have performed all the conditions essential to a Government grant and to have received the same, and shall be entitled to a certificate of title to such land under the provisions of this chapter."

SEC. 2. When this act shall have been approved and sanctioned in accordance with section thirteen of the act of Congress approved July first, nineteen hundred and two, entitled "An act temporarily to provide for the administration of the affairs of civil government in the Philippine Islands, and for other purposes," such fact shall be made known by proclamation of the Governor General of the islands, and this act shall take effect on the date of such proclamation.

Enacted May 19, 1909.

MR. GARRETT. Can you state briefly, without reading, what the necessities are to secure a homestead there?

MR. SLEEPER. Of lawful age, or the head of a family, limited to the filing of an application for 16 hectares of unappropriated, unreserved, nonmineral public land. They must pay a fee for the entrance.

MR. GARRETT. How much?

MR. SLEEPER. Ten pesos altogether, which is covered in a period of five years, and then ₱10 on the final application. They have to

reside on the land for the last two years immediately preceding the filing of final proof. Their application must show the location of the land, and a plat must be furnished, and it must be passed upon by the forestry officials as more valuable for agriculture than forestry.

Mr. PARSONS. What improvements do they have to make?

Mr. SLEEPER. They have to live on the land and cultivate it for a part of the time.

Mr. PARSONS. How much of it do they have to cultivate?

Mr. SLEEPER. Five years immediately succeeding the time of filing the final application.

Mr. PARSONS. How much do they have to cultivate? How much of the 16 hectares do they have to cultivate—all of it?

Mr. SLEEPER. Practically; yes, sir.

Mr. GARRETT. It is estimated there are something like 60,000,000 acres of public lands there, is it not?

Mr. SLEEPER. We estimate it at 45,000,000 acres.

Mr. GARRETT. Scattered all through all the provinces?

Mr. SLEEPER. Yes, sir.

Mr. GARRETT. You spoke of the applicant having to furnish a plat. He furnishes that at his own expense?

Mr. SLEEPER. That is merely a penciled plat showing the location, so our inspectors can locate the land.

Mr. GARRETT. So that the total cost by way of final fees to the person making application to secure a homestead is ₱20?

Mr. SLEEPER. Yes, sir.

Mr. GARRETT. Ten dollars?

Mr. SLEEPER. Yes, sir. That is the total cost to the applicant.

Mr. GARRETT. Does he have to pay any taxes on the land during the time he occupies it before the perfection of title?

Mr. SLEEPER. Not until he has got the title in his own name.

Mr. GARRETT. Briefly, what is the Torrens title system? Just how does that work?

Mr. SLEEPER. An application is filed before a land court for title to a piece of land, which may be in dispute or the title is unsettled. The court hears the evidence, after the plans have been presented, and determine whether or not under the law the applicant is entitled to a title. It also gives notice to the public that the title is in question and gives them an opportunity to be present and heard. If the court determines the title is in the applicant, then the applicant, on payment of one-tenth of 1 per cent of the appraised value of the land, is given the title guaranteed by the Government.

Mr. GARRETT. Are land offices established there in sufficient numbers to be convenient to all?

Mr. SLEEPER. Each provincial treasurer is a local land officer. Each secretary of the municipality is required to make out any documents relating to land applications. Otherwise there are no land officers.

Mr. DOUGLAS. There are no exclusive land offices?

Mr. SLEEPER. No, sir.

Mr. DOUGLAS. These officers attend to that business with other business?

Mr. SLEEPER. Yes, sir.

Mr. GARRETT. You were asked some time ago by the chairman, in substance, what was your opinion, independent of any legal question

that might be involved, as to the advisability of disposing of these friar lands in the manner they have been disposed of. You replied you thought it was a good policy. Did you mean you thought it was good policy from a business standpoint or from just what standpoint did you mean?

Mr. SLEEPER. From a general standpoint as well as a business standpoint. I believe it is a good policy to dispose of those lands and bring them under cultivation for the benefit of the community.

Mr. GARRETT. The objection that would apply, assuming that that be an objection, to removing the limitation of the public land holdings would apply with equal force to the friar lands, would it not?

Mr. SLEEPER. Not quite.

Mr. GARRETT. Why?

Mr. SLEEPER. We have no bonds issued on the public lands and no particular expense.

Mr. GARRETT. Upon the question of policy, though—and I am asking you this independently, as the chairman did, of the legal proposition involved—the real foundation for the provision in the organic act allowing the limitation of the amount of the holdings that can be acquired of public lands, was a desire to preserve them against corporation control, and it was not believed to be sound policy to permit too much of it to come under the control of one individual or one corporation. So far as the policy of it is concerned, if that be an objection, why would it not apply with equal force to the friar lands?

Mr. SLEEPER. If we were to adopt the policy that you did not want your lands cultivated, I presume that would apply. If you did not want to progress industrially and agriculturally in the Philippine Islands, that would be true.

Mr. GARRETT. You think it would be a good idea to remove the limitation as to public lands?

Mr. SLEEPER. I certainly do.

Mr. GARRETT. Do you think it would be a good policy to remove the limitation as to the amount that can be held by a corporation?

Mr. SLEEPER. I certainly do.

Mr. GARRETT. An agricultural corporation?

Mr. SLEEPER. I do; yes, sir.

Mr. GARRETT. Your reason for that, of course, is that it would induce development and progress in the islands?

Mr. SLEEPER. It would induce prosperity amongst all classes of people to have those lands cultivated.

Mr. PARSONS. What limit would you propose?

Mr. SLEEPER. I would give them enough land so they could afford to go out there and put it under cultivation, whatever was deemed sufficient for their business, and not give them control of entire islands or entire communities. If it takes 10,000 acres for proper sugar industry, I should give them 10,000 acres.

Mr. JONES. Should they be the judges as to the amount?

Mr. SLEEPER. No, sir; I think the legislature should limit it somehow.

Mr. HELM. Are there any attractive manufacturing features connected with this Worcester tract of land that we have referred to this morning?

Mr. SLEEPER. Not to my knowledge; no, sir.

Mr. HELM. By reason of location on this river?

Mr. SLEEPER. No, sir; not to my knowledge.

Mr. GARRETT. Do these leases carry the right of renewal—that is, giving preference to the lessee? The leases are for three years, under the law?

Mr. SLEEPER. The friar-land leases?

Mr. GARRETT. No; the public-land leases?

Mr. SLEEPER. They are for 25 years, with the privilege of renewal for 25 years more.

Mr. GARRETT. The friar lands are three years?

Mr. SLEEPER. That is the extreme limit we can give such leases for.

Mr. GARRETT. In those leases is there any provision that the lessee shall have the preference of renewal at the end of his period?

Mr. SLEEPER. Unless the lessee or lessor advises the other, the leases continue in effect under the law of the Philippine Islands.

Mr. PARSONS. Is that friar lands or public lands?

Mr. SLEEPER. Friar lands.

Mr. GARRETT. You say unless one advises the other?

Mr. SLEEPER. Unless one of the parties advises the other, the leases continue in effect, if they go over 15 days. That is the law in the islands, I believe.

Mr. GARRETT. Without having to be renewed?

Mr. SLEEPER. Without being renewed, and they have not been renewed; the last leases have not been renewed. After we found out the actual area and the actual value of the land and the correct rental value and names of the individuals, the leases were not renewed. They continued right along until they were offered for sale.

Mr. PARSONS. Under what conditions does the Government as the lessor decline to renew the lease?

Mr. SLEEPER. There have been no such conditions, unless they offer the land for sale. Then it puts it up to them whether they shall take a sale certificate and change their method of payment, or whether they shall continue leasing. That is the eight-day notice that the law provides that I shall give to each occupant when the land is ready for sale, giving him the option of purchasing or leasing or giving up the land.

Mr. PARSONS. They have the preference?

Mr. SLEEPER. Yes, sir; there is where the preference comes in.

Mr. GARRETT. Mr. Sleeper, is this public land as a rule in large bodies?

Mr. SLEEPER. I should say it was in very large tracts in a great many different sections of the country. We do not know exactly where it is. We are endeavoring to find out by elimination where it is. There are large tracts we know of in nearly all the islands.

Mr. GARRETT. Mindanao—that is the wild island, is it not?

Mr. SLEEPER. Exactly.

Mr. GARRETT. I presume there is not much demand for public lands down on that island, is there?

Mr. SLEEPER. There has been about as much demand there, and Americans have taken up certain lands down there.

Mr. GARRETT. Of these more than 8,000 applications, how many were by Filipinos?

Mr. SLEEPER. Practically all, I might say. There may be 50 or 100 Americans, but they are all practically Filipinos.

The CHAIRMAN. Is that all, gentlemen?

Representative MARTIN (of Colorado). Mr. Chairman, I beg permission to address the committee before calling another witness, for the purpose of requesting the committee to permit me to ask Mr. Sleeper some questions.

The CHAIRMAN. The resolution which the committee adopted prior to the commencement of this hearing provides for the examination of witnesses by members of the committee and concludes by stating that any persons not members of the committee desiring questions put to witnesses shall submit them in writing to the committee, and if deemed proper by the committee, they shall be put to the witness by the chairman or such other member of the committee as he may designate for that purpose.

Mr. JONES. Mr. Chairman, I move that Mr. Martin, who made these charges originally upon which this resolution was based, be permitted now to ask such questions as may be deemed proper, the chairman of this committee to be the judge of whether or not they are proper.

The CHAIRMAN. The Chair ought to state, before we consider that, that other parties have asked permission to cross-examine witnesses. I had a letter sometime ago from counsel for, I think, the purchasers of these lands, or representing parties interested in the San Jose estate; I will not be sure that they asked permission to cross-examine witnesses, but counsel did state they would like to represent those people at the hearing, and counsel representing other interests have asked permission to examine the witnesses.

Mr. JONES. My motion applies only to a Member of the House, now.

The CHAIRMAN. And to the one Member of the House alone?

Mr. JONES. Yes.

Mr. RUCKER. I second the motion.

Mr. JONES. I would like to have Mr. Martin's opinion as to whether he would be willing to submit to any time limit, or whether he has any idea as to what time it will take to examine Mr. Sleeper.

Mr. MARTIN. It might take 15 or 20 minutes.

Mr. DOUGLAS. Mr. Chairman, I move to amend the motion of Mr. Jones by giving Mr. Martin 30 minutes, then.

Mr. GARRETT. He, of course, will probably be governed by the answers that are made. I think we could rely upon Mr. Martin being perfectly reasonable about this, if the privilege is accorded him, and not trifling with the committee. I do not feel like putting a limitation of time upon him.

(Here ensued informal discussion which the stenographer was directed not to record.)

The CHAIRMAN. I suggest we suspend the examination of this witness, and in the meantime take this matter up in executive session.

The Chair would like to know the pleasure of the committee with regard to a continuance of this session, or when the next meeting shall be.

Mr. PARSONS. I move we take a recess until 1.45.

Mr. HAMILTON. What is the objection to letting Mr. Martin cross-examine the witness at this time?

Mr. MARTIN. I do not want to be placed in a position of embarrassing the members of the committee by handing them notations of matters that occur to me to be asked. I do not like to assume that attitude. I have noticed some points with reference to which I want

to ask some questions, and would like to ask the questions directly in order to save that annoyance to the committee.

Mr. DOUGLAS. You feel it will not take more than 15 or 20 minutes?

Mr. MARTIN. I do.

Mr. PARSONS. Let us vote on that.

The CHAIRMAN. I would like to inquire the sense of the committee as to the next session.

Mr. PARSONS. Mr. Chairman, I move that when the committee takes a recess, it shall be until 2 o'clock.

(The motion was duly seconded, put, and carried.)

The CHAIRMAN. What is the pleasure of the committee?

Mr. GARRETT. I favor continuing through to-day, except I am in favor of a slight adjournment for lunch.

The CHAIRMAN. What time would you suggest for lunch?

Mr. GARRETT. I suggest we go into executive session just before we convene at 2 o'clock.

Mr. HAMILTON. Why not have our executive session now, and then take a recess until 2 o'clock?

The CHAIRMAN. That seems to be the better plan. The committee will now go into executive session.

(Thereupon, at 1 o'clock p. m., the committee went into executive session, after which a recess was taken until 2 o'clock p. m.)

#### AFTER RECESS.

The committee met at 2 o'clock p. m., pursuant to taking recess, Hon. Marlin E. Olmsted in the chair.

The CHAIRMAN. The secretary will read the resolution which was adopted in executive session.

The clerk of the committee read as follows:

*Resolved*, That the request of Representative Martin to submit questions to Capt. Sleeper be granted.

The CHAIRMAN. This committee has determined to suspend the examination of Capt. Sleeper for the purpose of examining Mr. Carpenter, who desires to be examined at this time.

#### TESTIMONY OF FRANK W. CARPENTER.

Frank W. Carpenter, called as a witness, being first duly sworn, testified as follows:

The CHAIRMAN. Mr. Jones, will you examine this witness?

Mr. JONES. Mr. Carpenter, what, if any, official position do you occupy in the Philippine Islands?

Mr. CARPENTER. At the present time I hold the position known as executive secretary.

Mr. JONES. Capt. Sleeper, in his testimony, stated that you had leased, I believe, with a contract which permitted you to purchase, some 2,067 hectares of land in the Tala estate. He went quite fully into that transaction. You heard his testimony, did you not?

Mr. CARPENTER. Yes.

Mr. JONES. Is there anything you desire to add to what he said on that subject?

Mr. CARPENTER. Yes, sir; on practically every point I would like very much to be questioned. I was unfortunate, inasmuch as at the



time he was on the stand I did not have a pencil or paper to make notes. I regret that very much indeed, and not having complete notes, I hesitate to undertake a statement which would complete the matter. One point is that of the area. The area which I have at present is 1,694 and a fraction hectares, some 300 hectares less than the amount which I had at the end of the fiscal year, which is the period of the annual report of the director of lands.

Mr. JONES. You mean by that that you had disposed of some of this land?

Mr. CARPENTER. Some transfers that were pending. I was in the United States at the end of the fiscal year. I left Manila in March and was in the United States until the latter part of June, when I returned to the islands. On my return there were three transfers which the manager on my place told me were practically ready for disposal, and in fact two of them were transferred at once. They were small parcels. They were transferred at once. One parcel, which was a larger one, I discussed with the man to whom the land was transferred, and transferred a short time after my arrival in Manila.

Mr. JONES. Then when you left the Philippines to visit the United States you left your land matters in the hands of your—

Mr. CARPENTER (interposing). Partner-manager.

Mr. JONES. Who had power to contract for the sale and disposition of that land?

Mr. CARPENTER. He did not hold a power of attorney to transfer, to make the actual transfers; but from the beginning of my status as a tenant on the Tala estate my manager had instructions to, in a reasonable way, promote the matter of transfer of parcels of land that I held under my agreement, and it was in pursuit of those instructions that many transfers have been made, and that he had these practically in shape when I arrived. He lives, I may explain, in the only village that is on the Tala estate, a small country village of grass huts, which has not what we term a strong material building in it. He is very well known throughout the community there, and people seeking land on the estate would ordinarily go to him for information in regard to land generally, as he was born and raised there. He, in that way, was naturally the man to look after it.

Mr. JONES. Is he a Filipino?

Mr. CARPENTER. Yes, sir.

Mr. JONES. He then made contracts, tentative contracts at least, for the sale of portions of this estate—for the sale or for the lease?

Mr. CARPENTER. Transfers of the leases, these parcels I held under leases, pursuant to the contract, which has gone into the record. The conditions of transfer were exceedingly simple. No payment was to be made to me unless it happened to be a parcel on which I had already paid rent, in which case I would be reimbursed for the amount already paid by me, and the land would be taken in rectangular parcels as it lay, not cutting out any irregular shape of desirable land and leaving to me a gravelly hilltop or a piece of undesirable land. There were no other conditions of transfer.

Mr. JONES. As I understand it, in other words, when you disposed of any of this property, the man who took it was just substituted in your stead in the contract; he just occupied your shoes, so to speak?

Mr. CARPENTER. So far as I am aware, they took over the land, but in no instance within my knowledge did they take it over under the same conditions under which I held it. As a matter of fact, I discussed very thoroughly with at least one man the matter of taking it over under the conditions under which I held it, and he said that under no circumstances would he bind himself to the cultivation feature of it on account of contingencies that might arise, and that he preferred to take it on payment of a higher rental without any obligation to cultivate. In other words, they stepped into my shoes regarding the option to purchase. In fact, the lease is the preliminary paper to the sale certificate.

Mr. JONES. Your terms with these people were in each instance somewhat different from the terms you had with the Government?

Mr. CARPENTER. On relinquishing my rights they executed leases with the Government; there was no continuing relation between those individuals and myself. I was through entirely so far as those parcels of land were concerned.

Mr. JONES. They entered into new leases with the Government, and what did you do with the Government?

Mr. CARPENTER. My leases were canceled, and I ceased to have any further relations with those parcels of land that were involved—that were ceded.

Mr. JONES. They were subtracted from your lease?

Mr. CARPENTER. Yes; reduced the total area.

Mr. JONES. Is that manager of yours a Filipino or an American?

Mr. CARPENTER. He is a Filipino.

Mr. JONES. Mr. Carpenter, is any of the land adjoining this land of yours occupied?

Mr. CARPENTER. It is all held under sale certificates now—all adjoining land on the Tala estate is held on sale certificates by my co-tenants with the exception of perhaps two or three very small parcels that were abandoned at the time of the issue of sales certificates by the former lessee, but that is a negligible quantity.

Mr. JONES. When did you enter into that contract?

Mr. CARPENTER. My general contract which has been the subject of discussion is dated early in 1908.

Mr. JONES. April, 1908, was it not?

Mr. CARPENTER. I think it was.

Mr. JONES. At that time were the adjoining lands held under contract similar to yours or were they occupied at all?

Mr. CARPENTER. My contract covers all then vacant land on the estate. Consequently, so far as other parcels were concerned, adjoining parcels were necessarily occupied or held under lease—constructively occupied.

Mr. JONES. I do not remember whether Capt. Sleeper has the copy of your contract with him, but I believe he stated he did not have it.

Mr. CARPENTER. No; it is in that document [indicating].

Mr. GARRETT. It was the Worcester contract that he did not have.

Mr. CARPENTER. If it is desired, I can hand the copy to the stenographer.

Mr. JONES. I understand it is in this publication we have here, and it is unnecessary to put it in again. Mr. Carpenter, I understand

that as an officer of the Philippine Government you were not permitted to purchase these lands until you had gotten permission from the Government to do so. Is that the case?

Mr. CARPENTER. There was no specific prohibition against it, but the general provision in the civil-service rules requiring all Government officials and employees to procure permission from the departmental chief or the Governor General before engaging in private business enterprise of any kind in the Philippine Islands seemed to cover a matter of this sort, and I discussed the matter orally with the Governor General before taking any steps at all, and then when I saw definitely that I would lease some of the lands I asked him formally for his permission, and it was granted.

Mr. JONES. That is a civil-service regulation, you say.

Mr. CARPENTER. Yes, sir; it is my recollection that it is a civil-service rule and has the status of an Executive order.

Mr. JONES. Is there no law—act of the United States Congress or of the Philippine Government—which prohibits any officers of the Government from purchasing land?

Mr. CARPENTER. I have no knowledge of any such statute.

Mr. JONES. Is there any law which prohibits the commissioners from purchasing?

Mr. CARPENTER. I know of nothing further than practice; I know of no statute nor Executive order that prohibits the commissioners from doing so.

Mr. JONES. How far is this land of yours from a navigable stream of water?

Mr. CARPENTER. Manila Bay is the nearest navigable water; that is approximately 10 miles. The nearest point on the estate is 7.2 miles, practically 7 miles, from the point of the city limits nearest the estate. My land is a mile or so from this point on the estate.

Mr. JONES. Is there a good highway from Manila to your holdings?

Mr. CARPENTER. No, sir; there was an old road which was part of and always has been considered a part of the military road system—that is, the roads of military importance in the island—passable in dry weather for wheeled vehicles, and in rainy weather impassable; and on the estate itself in 1899—I knew that general vicinity first then—there were no wagon roads and there are none now.

Mr. JONES. There is none on the estate?

Mr. CARPENTER. There is none on the estate.

Mr. JONES. But there is an old Spanish road from Manila to the estate?

Mr. CARPENTER. Yes, sir; that is, there is the remnant of one.

Mr. JONES. Your lease provides, I believe, that the Government shall endeavor to have roads and bridges built to the estate such as may be necessary.

Mr. CARPENTER. In a general way that is a provision; yes, sir. That was put in at my request for the purpose of making of record the then policy of the Government in regard to the friar-land estates. As these estates pay no taxes, no revenue accrues to the road fund. One of the chief sources of funds for construction of roads is the land tax, and the policy was to make special provision in regard to the estates generally by appropriations from general revenues for road repair and construction. A change in the director of lands or secretary of interior might cause that policy to be forgotten or dropped,

perhaps, and I wished to have it of record. It is quite important that this road should be maintained. I mean by maintained that the further deterioration each rainy season should be repaired and stone and gravel put in so that the gullied places could be passed over by wheeled vehicles; and also in the running of lines of the estate—a number of the tenants have asked me in regard to that, to endeavor to get some time, as soon as possible, an indication of where the roads were going to go, so we would know where to put fences, and if we planted trees to avoid planting in the right-of-way.

Mr. JONES. Can you tell me how much road construction there has been, or bridge building there has been, since this contract was entered into with you?

Mr. CARPENTER. I am unable to state the sum of money that has been expended as that is a matter that I have no official cognizance of, it being a bureau of public works matter, and I did not before leaving Manila secure the exact data. The work, I can state, consisted of placing the necessary culverts. In the first place, verifying the fact that the road is in its proper place, practically a road survey; then the construction of the necessary culverts and bridge. There is but one structure of that kind on the road that could be termed a bridge. I have a photograph of it which, if desired, I could submit. The bridge is over the stream forming the boundary between the Piedad and the Tala estates. That place is rather a deep ravine. The bridge itself, according to my recollection, cost 16,000 pesos. It is possible that it costs a little more. I am confident that the total cost was at most \$10,000 gold, because I recall very distinctly the fact that the contractor's foreman complained to me one day that they were losing money on the bridge and told me the cost.

I passed there in April, 1899, the first time, or perhaps May, 1899. Gen. Lawton's troops in advancing north had to take this road co-operating with the other column going along the railroad, and we had an officer and 12 men in the party, as I recall it, wounded in crossing at that point, there being no bridge there at that time except a little bamboo footbridge, which was carried away in every freshet. We had to go down into the ravine and up again, and it was impossible to take anything but the two-wheeled carts and field artillery.

Mr. JONES. But the bridge was not constructed until after you entered into this contract?

Mr. CARPENTER. Oh, no; it was not constructed until after I entered into this contract. It was determined on I believe about the time. I regret to say that I have not the exact date when that bridge and the culverts were built.

Mr. JONES. Tell us something about those culverts and give us some idea as to the total cost of the culverts, approximately, of course.

Mr. CARPENTER. I am not familiar with the cost of construction of that character. It is something I have neither official nor personal knowledge of.

Mr. JONES. What is the character of those culverts?

Mr. CARPENTER. They are permanent construction of concrete reinforced with steel. They are simply box culverts. There is not more than one that could be mistaken, even by a person not familiar with the names of such things, for a bridge. There was one culvert with possibly 10 or 12 feet waterway under it. The others are simply large sewer pipe size.

Mr. JONES. About how many of those are there along this road?

Mr. CARPENTER. It would be merely a guess. I have never counted them. I presume there are 15 altogether.

Mr. JONES. And put there all since you have entered into this contract?

Mr. CARPENTER. Yes, sir.

Mr. JONES. Has there been any work of any consequence on the face of the highway itself?

Mr. CARPENTER. Only on the end next to the city of Manila, which was occasioned by the fact—a matter altogether independent of this, but necessary to understand—that the city of Manila had to purchase a site for a cemetery, and after purchasing it they found that there was an old road through it which they closed, and the municipality adjoining the city brought suit, claiming their easement or way over this land. It was finally decided that their claim was good and the city of Manila settled it by undertaking to provide a road outside, by passing outside the cemetery, to give them their rights in the matter, a way for the people to come into the city. That necessitated construction of a roadway. That is the only work other than filling an occasional mudhole I recall.

Mr. JONES. That is a macadamized road, is it not?

Mr. CARPENTER. The work done near the city limits in connection with cemetery is stone, practically a macadamized road, but stone that is found by side of the road is used for that purpose. It is less than a mile or about a mile in length. The stone has been put on at that end. That is the only considerable work that has been done so far as the road itself is concerned.

Mr. JONES. That is the only bridge you say—the picture which you have shown—of any consequence?

Mr. CARPENTER. Yes, sir.

Mr. JONES. Are there any smaller ones?

Mr. CARPENTER. Nothing except—

Mr. JONES. These culverts?

Mr. CARPENTER. That culvert I spoke of. There is one, and it is possible that there are two that are 10 feet, but I am very confident there is only one culvert that has a waterway as much as 10 feet, and the others are sewer-pipe size.

Mr. JONES. Has any public work been done on this estate purchased by you in the way of constructing roads or building culverts, or anything of that sort?

Mr. CARPENTER. No, sir; nothing.

Mr. JONES. How many tenants have you on that property?

Mr. CARPENTER. On the status of share tenants—which is rather similar to our share arrangement here in the United States for farming—I have approximately 40, only one of whom actually lives on the land. The custom is to live in the village, and they go out to the land during the planting season and the harvest season.

Mr. JONES. What crops do you raise on the land?

Mr. CARPENTER. For the purpose of clearing the land I have utilized what we term upland rice. It may be sown thickly, and it is better than anything else to choke out or control wild growth. As rapidly as I get the land in condition—well, the second year—I try to put in trees, making a tree plantation. If desired I could show photographs showing that.

Mr. JONES. The members of the committee would probably like to look at these photographs.

Mr. CARPENTER. Those show views of tree plantations growing. It is difficult on account of the topography to get an extended view. Rice is sown between the trees for the purpose of keeping down the wild growth.

Mr. JONES. You have not, then, thus far raised any remunerative crops on the land?

Mr. CARPENTER. No, sir; I have not on any land under my general contract. This is my third year, and at the time I left Manila the harvest was not more than well under way. The indications are that we will have nothing this year more than seed, plus the rice, necessary for the tenant for his own food until the next harvest, which is, of course, a small thing.

Mr. JONES. When you get this land cleared up what purpose do you propose to put it to? What crops could be raised on it?

Mr. CARPENTER. Kapok, or tree cotton; oranges, I expect, will do well there. We are near Manila and that is compensation, of course, for a smaller yield. And I am going to try cacao—chocolate—and a few coconuts in a small way; but the kapok and oranges are my chief reliance.

Mr. JONES. Is the land adapted to sugar cane raising?

Mr. CARPENTER. Very little of it seems practicable for that. They have raised a little cane there, barely what they need for consumption on the place. There is only one mill on the entire Tala estate that I know of, and that is a little one-horse affair of the style of a hundred years ago. I doubt if there is as much produced there as the people in the village consume. It is not similar to any other sugar land I have seen, does not have the appearance of sugar land. The cane grown by this one man, who is a tenant on the estate—not a subtenant of mine at all—is very poor cane. The amount grown is small, as I have said. The estate is considered a rice estate in low places and the remainder pasture. That is the popular opinion of it. Of course I am going ahead in the belief that the trees I have mentioned will do well.

Mr. JONES. Have you any cattle on it?

Mr. CARPENTER. Yes, I have some cattle on the place. I have 63 cows, 3 bulls for breeding purposes, something more than 15 yearlings, and probably twenty-odd calves now. I also have about 50 carabao, or water buffalo, for work and breeding purposes; 6 native ponies for use by my manager and for riding about the pasture by the men who look after the cattle. Then, my tenants, or partners—as they are termed in the native dialect—have a good many carabao of their own; I am uncertain as to how many. There are other cattle in the pasture that from time to time are put in there by other people, as I have the only fenced pastures in the neighborhood, and they ask me permission to put cattle in there when they are not using them.

Mr. JONES. Have you erected any permanent buildings on the property since you purchased it?

Mr. CARPENTER. I have erected one cattle shed for the rainy season. During the rainy season the cattle suffer a good deal from the continued rain, especially the calves, and I put up a corrugated sheet iron roof shed.

Mr. JONES. You have not erected any residences on it?

Mr. CARPENTER. No, sir; everything that has been put in has been as far as possible a directly productive investment.

Mr. GRAHAM. I would like to ask if you have any partners in the purchase of this estate?

Mr. CARPENTER. No partners, except in the local sense, that everyone on the place who is working on shares is called a partner. Of course I have my manager. The tenants on the place are interested in a partnership way in the harvest. There is a certain percentage that belongs to them, a certain percentage of the products raised.

Mr. DOUGLAS. That does not relate to the purchase of lands?

Mr. GRAHAM. I mean the purchase of the lands?

Mr. CARPENTER. No, sir.

Mr. GRAHAM. You have not any undisclosed partner in the land, or anybody who has an interest in it?

Mr. CARPENTER. No, sir; I am absolutely alone in my investment.

Mr. PARSONS. Your manager has no interest in it?

Mr. CARPENTER. Not in the land itself.

Mr. HELM. He has a part of the crop?

Mr. CARPENTER. Yes.

Mr. PARSONS. What has he an interest in?

Mr. CARPENTER. In the annual product of the place.

Mr. PARSONS. What is the share which the tenants get?

Mr. CARPENTER. The share of the tenants varies according to the period of time the land has been under cultivation, whether the tenant has work cattle of his own, whether he furnishes part of the seed or none at all, and whether he furnishes all of the labor for sowing, harvesting, and thrashing. The tenant's share varies from 30 per cent to 60 or 100 per cent. It is generally one-half.

Mr. PARSONS. Can you fix just what it is in each one of the cases—is it fixed by custom?

Mr. CARPENTER. It is fixed by local custom, and very seldom varies from that custom.

Mr. PARSONS. In order to get 60 per cent, which I believe you said was the highest share?

Mr. CARPENTER. Under ordinary conditions. There are some tenants who have the entire crop, where they go on the land and break it, clear it. Then they get the entire crop the first year, and in fact I assist them besides that, they have my assistance and whatever they get off the land. I always watch it very carefully, because my contract is that if there is a marketable crop taken off, the rental rate changes, and I keep myself informed as to what it is producing. The second year those men would have all their crop and perhaps a little assistance or not, depending upon the circumstances, from me. In many instances this year the tenant will have all the crop, and, if I may be permitted to add, in addition to the forty-odd people I have spoken of in answer to Mr. Jones's questions, there are about as many more who are cultivating land on my holdings, breaking the land under an agreement made that they would be allowed to continue for at least three years cultivating the same parcel of land that they are on. That is the life of my lease, and that is the only period which they cultivate land of this sort, and then they generally abandon it—that is their practice.

Mr. PARSONS. What is to happen at the end of the three years?

Mr. CARPENTER. They expect to get a crop. These parcels that I now speak of are the better land. They pick out low-lying places onto which the soil has washed from the higher adjoining land. I expect that next year probably some of that will be coming into a fairly good crop.

Mr. PARSONS. And they take all that crop?

Mr. CARPENTER. They take all they get the first year; it is hard to state a general rule.

Mr. PARSONS. I mean these particular people; you did not say 40 subtenants, but 40 additional, you said.

Mr. CARPENTER. In regard to these additional tenants, it varies a good deal; but because of the land being relatively easy to get under cultivation as compared with other land, they pay me the second year a peso for the land, which they sow with 1 cavan—which is a measure that corresponds to a bushel with us—of seed. This is rather a recognition of my rights in the matter than any compensation, and of course adequate to cover the rental rate on that and some adjoining land which is unsuitable for cultivation.

Mr. PARSONS. Then what will they do after next year? Will they abandon that land?

Mr. CARPENTER. If any will have completed their third year on that land, they will probably abandon it—that is, they would follow their own course unless I could induce them to continue on the share basis to carry the trees through to production.

Mr. PARSONS. Have they planted trees?

Mr. CARPENTER. Not on their own account. It is not customary among the people to plant trees on a plantation scale; they merely plant a few trees about their houses and on the land immediately adjacent.

Mr. PARSONS. Will you plant any trees on the land they are cultivating?

Mr. CARPENTER. Yes; that is a part of the agreement—that I go on and plant the second year.

Mr. GRAHAM. When do you anticipate getting returns from these trees?

Mr. CARPENTER. I expect next year, the fourth year, to get some returns from them. It was believed that the third year would be the first crop, but I do not see any evidence of that.

Mr. GARRETT. What are they good for?

Mr. CARPENTER. The fiber is considered the best known for upholstering, for instance Pullman cars, and many purposes of that sort; also for mattresses. I have heard that the Ostermoor mattresses are made of it, although I do not know about that. It is a nonabsorbent; you can place it under water for a week, and take it out, shake it a moment, and it will be dry.

Mr. PARSONS. Where do these subtenants come from?

Mr. CARPENTER. Some of them live in the village on the Tala estate; some of them have holdings of their own—land of a different kind. If I may explain that I will do so. These people are people who are original tenants of the estate. They have now purchased what they selected as their original holdings, all low rice lands—that is, land which is puddled and rice planted during the rainy season. It only takes two or three months of the year to do that. It is therefore their practice during the dry season to go elsewhere and raise



rice on high land, which is sown at a different season and harvested at a different season and does not interfere with the rice on their own land. Or, perhaps, they will take a little firewood to town, or they may pick wild fruits and take them to town, or they may combine all three.

MR. PARSONS. You have gotten them to do that work on your land instead of elsewhere; is that it?

MR. CARPENTER. Yes, sir. Well, they have not done that for a long time, because of the fact that they were afraid to go out in that direction from the village, to take their cattle out or work there. They had always gone toward the railway, to an adjoining estate, the Maliuta estate, another property. They had gone there and sown their upland rice, and so on, being afraid to take their work cattle out on lands toward the mountains, which is the direction my land lies. And in that connection, it brings up the matter regarding the provision for police protection in my contract. From time immemorial that vicinity has been the runway of cattle thieves and fugitives from justice from Manila. It is an unsettled country with no villages or people residing there, and on account of the gullies and jungles it forms a very easy hiding place for fugitives. As a consequence the people did not go in that direction to cultivate upland rice or engage in farming operations of any kind; to any extent. Probably the fact that I am an American and the persuasiveness of my manager and my assurances to them caused a few the first year to go out, and in discussing the matter in a preliminary way before entering into the contract my attention was called by the people in the village of Novaliches to the danger of having cattle out there.

They cited a number of people who had been killed and robbed in going along a trail through there, and they called my attention to the necessity for police protection; that it would be out of the question to undertake the cultivation of land which would mean holding overnight any work cattle there, unless there were some adequate provision made for the security of property. There had always been a detachment of the guardia civil in the village of Novaliches. The tradition is that they never stirred out of the shadow of the village or their cuartel. That guard was followed, when we took possession, by a detachment of our troops or constabulary, but it was understood that the constabulary would be taken away; that was the understanding of the people, and they asked me to endeavor to get some assurance that the constabulary would be retained. The constabulary detachment is on that Piedad estate adjoining, near the boundary.

MR. PARSONS. Has that detachment been continued?

MR. CARPENTER. It is continued.

MR. PARSONS. In Novaliches?

MR. CARPENTER. It is practically in the village of Novaliches, because the village extends over on the Piedad estate for some distance.

MR. PARSONS. How large a village is Novaliches; how many inhabitants are there?

MR. CARPENTER. I am unable to state the exact population; I think the village itself can not exceed 1,000 men, women, and children, but it is stretched out along the road for quite a distance.

MR. PARSONS. The road on either side of the river there——

MR. CARPENTER. I beg your pardon?

Mr. PARSONS. How near that bridge that you have shown is the village of Novaliches?

Mr. CARPENTER. It lies on both sides; the village is divided by that gully and the rough ground coming down to it into two parts, and it lies consequently on both sides of the bridge.

Mr. PARSONS. Where are the occupied lands on that estate?

Mr. CARPENTER. The occupied lands lie chiefly—or those occupied when I went there—are chiefly on the left as you go over the bridge, toward the village, which is the direction toward the railway.

Mr. PARSONS. What have been taken up since you went there? You spoke as if some additional lands had been taken up since you executed your contract.

Mr. CARPENTER. Following the execution of my contract, as soon as executed in fact, interest was aroused, and applications came in, my manager stating to everyone inquiring that lands could be secured on request, and more than 8,000 acres of land, which was vacant at the time I went on the estate, were taken over. I believe, practically now, more than 9,000 acres of land vacant when I went on the estate has been taken up by people who went on the estate after I did.

Mr. PARSONS. And in what direction is that land?

Mr. CARPENTER. That lies to the north and east of the village. All that territory which I speak of as having been avoided by the people.

Mr. PARSONS. Well, is it low land or high land?

Mr. CARPENTER. It is rolling, broken land. If it is must be classed as either low or high land, it would be called high land.

Mr. PARSONS. Is it near the river?

Mr. CARPENTER. There is no river. That stream on the map may be termed a river, but it is not navigable even for a small dugout canoe.

Mr. PARSONS. But there is enough water to irrigate rice lands?

Mr. CARPENTER. If it were pumped up it would irrigate a little.

Mr. PARSONS. It is a gully all the way?

Mr. CARPENTER. It is a gully all the way. During the dry season, when irrigation is needed, there is barely a current. There are water holes where the cattle drink, and there is a little current, but the volume of water is very small in the dry season.

Mr. PARSONS. You said that since you had left some of your land has been disposed of. I did not quite understand that. To whom has it been disposed?

Mr. CARPENTER. I was here on vacation last June. After I left here, on reaching Manila I found that there were three parcels which had been under discussion by people who wanted them, and my manager and I closed the transaction by transferring those, thereby reducing the total area I had.

Mr. PARSONS. Have those people made any application to the director of public lands?

Mr. CARPENTER. I assume they have. With two of them my manager alone discussed the matter; I did not see them. The parcels were small. He told me that they found at the land office that they had failed to declare all of their holdings; that two parcels which they had been cultivating all the time had been included in my land through their failure to declare them.

Mr. PARSONS. And so you relinquished them?

Mr. CARPENTER. Yes. I wrote a letter or told the agent to cancel my leases and make out the papers for them.

Mr. PARSONS. Under your lease you were required to do a certain amount of cultivation each year?

Mr. CARPENTER. Yes, sir.

Mr. PARSONS. I wish you would explain just what cultivation you did. It says here that the grazing by cattle should be considered as cultivation.

Mr. CARPENTER. I have under cultivation at least 800 hectares of land of my present holdings, a total of 1,694 hectares, of which nearly 500 hectares in small divided pieces are not practical to utilize; but I have at least 800 hectares, and I believe more—I will know at the end of this month when it is checked up—under cultivation.

Mr. DOUGLAS. That is, as distinguished from mere pastures?

Mr. CARPENTER. I was going to explain that—about 400 in rice, tree plantations, etc., and more than 400 are classed as under cultivation by reason of pasturing. I have photographs which will show the effect of pasturing.

Mr. PARSONS. How much did you say that pasturage was?

Mr. CARPENTER. More than 400 hectares. I have three pastures fenced.

Mr. PARSONS. Then what is the cultivation on the rest?

Mr. CARPENTER. The cultivation on the rest is rice, trees, etc., as I have described a little while ago, and I have photographs showing that land.

Mr. PARSONS. For three years you have how much fenced and pasturage; how much in rice and how much in trees?

Mr. CARPENTER. I am unable to state the area I have planted in trees.

Mr. PARSONS. Please give it to us approximately.

Mr. CARPENTER. I have, I believe, more than 100 hectares in trees. I have lost a good many trees during this past year. I have been in the United States a good deal of the time, and I confess that I did not go over closely to see how much I had lost. That is, there would be, perhaps, a large tract where the deer have eaten the trees, or the deer and the wild hogs have ruined perhaps 10 or 15 or 20 hectares or more of trees, cleaned them off.

Mr. PARSONS. But you had planted in trees how many hectares?

Mr. CARPENTER. I had at one time nearly 200 hectares planted in trees.

Mr. PARSONS. And how much in rice?

Mr. CARPENTER. Fully that much more.

Mr. PARSONS. What is the road fund you refer to?

Mr. CARPENTER. That is merely a classification in the budget of revenue for the purpose of indicating a restriction of law. The revenue derived from the land tax and from certain other sources is utilized chiefly for the construction of roads, the maintenance of roads, and that fund which is destined exclusively for the construction and maintenance of roads is termed the road fund.

Mr. PARSONS. It is called the road fund?

Mr. CARPENTER. Yes, sir.

Mr. PARSONS. But it is appropriated for; it is not taken out of any particular revenue?

Mr. CARPENTER. Well, under the organic law of the provinces I thing it is the organic provincial government act, as it is termed, certain revenues may only be used exclusively for the maintenance and construction of roads. The terms of the organic act provide that.

Mr. PARSONS. I did not understand your statement to Mr. Jones's questions about the relation of this provision in your lease to this road policy. I would be glad if you would explain that more fully.

Mr. CARPENTER. I endeavored to make clear that these friar haciendas are not subject to taxation. Consequently there is no revenue accruing from land tax on those holdings. There is therefore a shortage in the normal provision of revenue for road construction and maintenance in these districts. The Philippine Legislature has, as a matter of policy, recognized that fact and made special provision for the construction of roads and bridges on the friar haciendas. The work has been done I know on some haciendas. As I stated to Mr. Jones, my purpose in getting that in the contract was to confirm and make of record the policy under which all of us who had gone on the haciendas as tenants had entered on our agreements with the Government.

Mr. PARSONS. Is the tax raised on land and the products of land and used for roads a provincial tax?

Mr. CARPENTER. Yes, sir.

Mr. PARSONS. Who disposes of that?

Mr. CARPENTER. The provincial board, under the supervisory control, so far as roads are concerned, of the director of public work.

Mr. PARSONS. And the board is composed of three people, is it not?

Mr. CARPENTER. Yes; two of whom are elected.

Mr. PARSONS. And one appointed?

Mr. CARPENTER. One appointed by the Governor General.

Mr. GARRETT. Is that the board of public works of the province?

Mr. CARPENTER. No; the director of public works is an insular official.

Mr. PARSONS. And when does this estate land commence to pay taxes?

Mr. CARPENTER. When titles issue to purchasers, which would be upon the completion of payment. In the case of deferred payments it would be at most 20 years, and in other cases earlier.

Mr. PARSONS. So you would not be called upon to pay any taxes on what you have leased and purchased—

Mr. CARPENTER. Until completed payment; yes, sir.

Mr. PARSONS. Are there any taxes upon your personal estate there, on your cattle?

Mr. CARPENTER. Only a registration tax. Cattle are required to be branded in a certain manner and registered. There is a fee charged for that, which accrues to the municipal treasury.

Mr. PARSONS. You spoke of your first seeing the place where this bridge is at the time when Gen. Lawton was there. How did you happen to be there at that time; what was your position then?

Mr. CARPENTER. I was chief clerk at headquarters of Gen. Lawton. I had gone to the Philippines in that capacity, and ordinarily accompanied the general on his campaigns; that is, the long and important campaigns I accompanied him, leaving an assistant in charge of the office in the city.

Mr. PARSONS. What had been your position before you went to the Philippines?

Mr. CARPENTER. I was a civilian clerk in the War Department. I had been in the South as private secretary to the commanding general of the Fourth Army Corps.

Mr. PARSONS. How long had you been in the War Department?

Mr. CARPENTER. As a civilian and in military capacity since 1889.

Mr. PARSONS. In what military capacity?

Mr. CARPENTER. As a noncommissioned staff officer and in lower grades.

Mr. PARSONS. What was the first civil position you had in the Philippines, after this one under Gen. Lawton?

Mr. CARPENTER. After Gen. Lawton's death I became private secretary and in charge of civil affairs, so far as there were any, under Gen. Bates, who succeeded Gen. Lawton; and then I became private secretary to the military governor, and held that position until the time of the termination of the military government.

Mr. PARSONS. Who was the military governor?

Mr. CARPENTER. Gen. MacArthur.

Mr. PARSONS. Then what position did you have?

Mr. CARPENTER. For a few months, from the 4th of July, 1901, to the 1st of March, 1902, I was assistant manager of a fidelity insurance company established at Manila; and having finished the work of organization, I reentered the Government service in the capacity of chief clerk in the executive bureau there, and was promoted to the position of assistant secretary, which I held when I entered into this lease or contract, on the 1st of February; just prior to the actual filing of the contract, I was promoted to my present position.

Mr. PARSONS. After the death of Mr. Fergusson?

Mr. CARPENTER. Yes, sir; I succeeded Mr. Fergusson the 1st of February, 1908.

Mr. PARSONS. Do you do the same sort of work that he did?

Mr. CARPENTER. Yes, sir; in general, except I do not act as interpreter to the extent he did. Also, I have retained the more important duties that I had as assistant executive secretary. I am not the confidential man to the Governor General—that is, the private secretary and also the assistant private secretary. I have specific duties fixed by law, which are primarily the supervisory control of the financial affairs of local governments, such as looking after the time deposits of provincial and municipal funds, and the authorization of employees, assistants, and so forth, in provincial and municipal governments in the so-called Christian provinces; and I have correspondence with the consular corps and a lot of miscellaneous duties which do not devolve under the law or the organic acts upon any other official than myself.

Mr. PARSONS. Are those duties provided by statute or by each succeeding legislature?

Mr. CARPENTER. Not always specifically, and they are scattered through the legislation. Many of them are not specifically mentioned, or it may be that it is simply logical that they devolve upon me, upon the theory that all duties of a minor character, such as I have spoken of, correspondence, and so forth, would be handled by my office.

Mr. PARSONS. Are you required to make a report annually?

Mr. CARPENTER. Yes, sir; I make an annual report to the Governor General.

Mr. PARSONS. Are those reports printed?

Mr. CARPENTER. I am not certain that the last report was. Prior to that they were printed here in Washington as part of the report of the Secretary of War. It appears as an exhibit or addition to the report of the Governor General of the Philippine Islands.

Mr. PARSONS. Have you a photograph of any of those culverts that you spoke of?

Mr. CARPENTER. I am sorry to say I have nothing but a photograph of the bridge.

Mr. MADISON. Why is this friar land exempt from taxation?

Mr. CARPENTER. It is the property of the Philippine Government.

Mr. MADISON. That is the theory upon which it is exempt?

Mr. CARPENTER. Yes, sir.

Mr. MADISON. After it passes into private ownership, though, to the extent of a person purchasing it or leasing it, why is it then exempt from taxation?

Mr. CARPENTER. It is exempt until title passes from the Government to the purchaser, which I understand to be on the day of the final payment for the land, that the title remains in the Government until the final payment on the purchase price is made, and then it ceases to be exempt from taxation.

Mr. MADISON. Then, in other words, a man could make a contract for the purchase of that friar land in annual installments, requiring 20 years to pay the total purchase price, and have the use of the land absolutely exempt from taxation for that 20 years?

Mr. CARPENTER. At the present time he could, for 20 years, I think. There is a certain one-year period, one year prior to the date of the maturity of the bonds—one year prior to that the final payments will be due, and during that period of deferred payments there is no land tax. It is my understanding that there is no land tax which may be collected on the land, as the title is in the Government, as I have said. The purchaser pays, of course, 4 per cent interest on deferred payments in addition to annual payments.

Mr. MADISON. Yes; but he has the absolute use of the land, obtains all the profits from it for that period of time, say for 19 years, in the case of the 20-year proposition. That is true, is it not?

Mr. CARPENTER. Yes, sir; he has complete control and enjoyment of the land during that period, as though it were his own.

Mr. MADISON. And all his personal property on the land is exempt?

Mr. CARPENTER. We have no personal property tax in the Christian provinces.

Mr. MADISON. But as a matter of fact his personal property is exempt under the law?

Mr. CARPENTER. Yes; but not because he is a tenant or purchaser of friar lands. It is the same thing if he is living in the city or living on other lands; there is no personal property tax.

Mr. MADISON. How much did you agree to pay for the land?

Mr. CARPENTER. The cost price to the Government, computed on the rule which applies to all lands, which amounts—the total—from my present holdings, in United States currency, \$32,255.

Mr. MADISON. That is for how many acres?

Mr. CARPENTER. That is for approximately 4,000 acres—1,694 hectares.

Mr. MADISON. How many acres?

Mr. CARPENTER. Approximately 4,000.

Mr. MADISON. Now, to refresh my recollection, you simply hold the land by lease at this time?

Mr. CARPENTER. Yes; this land that is under discussion is all leased as yet.

Mr. MADISON. You have not exercised the option to purchase?

Mr. CARPENTER. No, sir.

Mr. MADISON. But you have the exclusive right to purchase?

Mr. CARPENTER. I am the holder of an option; yes, sir.

Mr. MADISON. And how long did your lease run?

Mr. CARPENTER. There is a separate lease executed for each parcel of 25 hectares or less. Those leases expire at varying times; if I recall correctly the first lot will expire June 30, 1911.

Mr. MADISON. Your leases expire then?

Mr. CARPENTER. They begin to expire June 30, 1911.

Mr. MADISON. When does the last one expire?

Mr. CARPENTER. December 31, 1912.

Mr. MADISON. Is there a provision in regard to the exclusive rights of re-lease?

Mr. CARPENTER. I do not understand that I can re-lease, inasmuch as the estate is ready for sale.

Mr. MADISON. You would have to exercise your option to purchase, then?

Mr. CARPENTER. Or abandon it.

Mr. MADISON (continuing). Within the life of your leasing?

Mr. CARPENTER. Not later than the expiration of my lease; it is my understanding that I must exercise my option to purchase or abandon my holdings on that day.

Mr. MADISON. And what length of time do you have to pay for the land now under the terms of your lease? I know I can read the lease, but I assume you know it and can state it.

Mr. CARPENTER. I find the practice varies, but it will not exceed 19 deferred payments on any one parcel. There is not one lease on the whole lot of land there—I have a great lot of them and there are all sorts of areas of land. These are leases [indicating] that expire December 31, 1912, and they are parcels that vary anywhere from 141 square meters, which I think is about one-fortieth of an acre, to a block of 25 hectares, which would be about 62½ acres. On those small parcels the final payment will come perhaps in some cases the second year. Those would be small parcels of like this of 141 square meters, on which the payment would be 2 pesos, that is the appraised value, and there would be less than 2 pesos due because of rent payment, and the first payment will extinguish that, probably.

Mr. MADISON. You have a general land tax in the Philippines, have you not?

Mr. CARPENTER. Yes, sir; in all regularly organized provinces there is a land tax not exceeding seven-eighths of 1 per cent of the assessed valuation, the assessed valuation being supposed to be the full current market value of the land.

Mr. MADISON. How much of a land tax?

Mr. CARPENTER. Seven-eighths of 1 per cent.

Mr. MADISON. In the case of public land where contract is made to purchase public lands other than friar lands, what about the provision as to taxation.

Mr. CARPENTER. I am not familiar with the administration of public lands and have no—I am unable to say more than merely my opinion as a resident of the islands, that the same rule applies to public lands as applies to friar lands, that when title actually passes to the purchaser then and only then does it become liable to taxation.

Mr. PARSONS. I would like to ask what the cattle feed on that you pasture on your estate?

Mr. CARPENTER. At the end of the rainy season the pasture is prepared by waiting for about 10 days of hot, dry weather, when we break down the growth of cogon, wild grass, and the following day set fire to it, burning it off. Then the tender shoots of this cogon grass come up, sprout very quickly, and the cattle eat those shoots, as they are very tender and apparently somewhat nutritious. They in that way dominate more or less the cogon the first year. It never reaches any height, never gets rank. They also pick in the shade, in the gullies, places that cogon has not come in, a little Bermuda—there is some Bermuda to be found, although very little of it—and other wild grasses that are fairly good pasture. The second year they dominate a still larger amount of this cogon grass, and that year land that they dominated the first year other grasses generally come in the second year, and in three years of intelligent pasturing I feel confident of practically eliminating the cogon grass. Now, in two or three years, if abandoned, it will probably come back, I would fear it; but the third year, I feel confident, from my experience, of getting rid of the cogon, practically getting rid of it by pasturing. If you will notice some of those photographs you will see nothing but short grass under the cattle's feet.

Mr. PARSONS. In this picture here this grass has been apparently all burned over.

Mr. CARPENTER. No; that is a new pasture; that will be burned over probably this month.

Mr. PARSONS. But where the cattle are here [indicating]?

Mr. CARPENTER. That is a rocky ledge.

Mr. PARSONS. What are they pasturing on there?

Mr. CARPENTER. They are simply being driven along, a man is driving them along, and the man who took that photograph snapped it before they all got in view.

Mr. PARSONS. What are they eating there?

Mr. CARPENTER. They are eating the short grass that is growing between these large leaves [indicating]. That wide leaf has no market value, and it comes in as you get rid of that other grass and is the next problem you have to deal with.

Mr. PARSONS. When you cultivate land for rice you break it up with the carabao?

Mr. CARPENTER. Yes; it is plowed the first year four times and finally harrowed, or combed, literally, with something like a spiked-tooth harrow, with one row of teeth, and rather long, and the roots of this cogon grass are taken out and dried several days in the sun and then burned. If that is not done that grass is rather persistent in sprouting, and if those roots stay in the soil it is absolutely out of the question to get anything else to grow. In decaying they appear to



liberate an acid which requires a large amount of lime to neutralize, and the land is for several years too strongly acid for a good strong vigorous growth of any crop. The rice is yellow instead of a deep green, as it is on old land. It is of a lightish color, indicating that it is growing in acid soil, which is due to the decaying roots of the cogon grass.

Mr. PARSONS. Do you have to do any breaking of the soil in order to plant trees?

Mr. CARPENTER. The custom is to go on the land that has been plowed and cultivate it the second year, at the right season, and make a place for each tree, with a large post-hole auger, make a hole of reasonable depth so that the taproot of the tree can anchor it well against cyclones and typhoons.

Mr. PARSONS. That is done the second year?

Mr. CARPENTER. The second year we endeavor to do it; yes, sir. That gives two years at least of cultivation of the ground, and more if it is possible to keep the men on the land. That is something that is regulated by local custom. In cogon land the rule is not to cultivate it at all if it is possible to avoid it. They only cultivate it because there is practically no more timberland within reasonable reach. They prefer to cut heavy timber and burn it and raise rice until cogon comes in rather than break cogon land and plant rice.

Mr. PARSONS. Well, this is the rice that you do not irrigate?

Mr. CARPENTER. Yes; this is rice they do not irrigate.

Mr. HAMILTON. I think you stated a while ago that it was the custom of the people to only cultivate land for three years and then abandon it?

Mr. CARPENTER. Referring to land of this character, yes.

Mr. HAMILTON. Why did they do it? They have got it only partly subdued by that time.

Mr. CARPENTER. That high land is not rich in the elements that rice requires, and there are large tracts that I know of, parcels of land near Manila, that are practically devoid of any rank growth of vegetation; just little bits of sickly vegetation on it, old rice land, and during 11 or 12 years I have never seen any such thing grown on it.

Mr. HAMILTON. This cogon grass is of no value, then?

Mr. CARPENTER. No, sir.

Mr. HAMILTON. Only a thing to be gotten rid of?

Mr. CARPENTER. Yes, sir.

Mr. HAMILTON. Its only value is the first sprouting out?

Mr. CARPENTER. Yes; when it gets up large, as seen in some of those photographs, it seems to be nothing but silica, water, and a little cellular tissue to hold it together. I have lost a number of animals that I turned in the pasture and who fed on that. I had a post-mortem examination made on one of those animals and found that in an effort to digest what seemed to be cogon grass the animal had gotten wads of something in its stomach, like wads of excelsior, and it was thought that was the cause of death. The native cattle learn not to eat cogon when it is rank, but imported cattle will apparently try to eat it and can not digest it.

Mr. PARSONS. In pasturing in the method you describe, do you hope to kill out the cogon?

Mr. CARPENTER. Yes; I feel very confident of it.

Mr. PARSONS. How long will it take?

Mr. CARPENTER. I expect the third year to have the cogon disposed of to a great extent. Some of those small photographs show that.

Mr. HAMILTON. Then the term pasturing there is used in your contract there as part of the need of subduing the soil and preparing it for cultivation?

Mr. CARPENTER. It is cultivation in a sense; in that sense, the preparing of the land.

Mr. MADISON. Would not burning it off have the same effect as pasturing has?

Mr. CARPENTER. No. By pasturing the cogon dies out and is replaced by other growths.

Mr. MADISON. I see.

Mr. PARSONS. Because of the pasturing, not because of the burning?

Mr. CARPENTER. Yes.

Mr. MADISON. You explained that before, and I beg your pardon for asking the question. In other words, if the top is kept down the roots die?

Mr. CARPENTER. Apparently; anyway it does not appear any more.

Mr. RUCKER. Do you have any difficulty in getting laborers there?

Mr. CARPENTER. Not now. The first year I did, because they didn't know an American agriculturist in the country and there were all sorts of rumors as to what would happen to them if the trees died, if they worked for me; rumors which are often spread among people of that class. The second year I had practically all that I could supply with animals or look after, and this year I have turned away a good many.

Mr. RUCKER. Are the wages fixed over there by custom? Their relations are fixed by custom; you spoke about that before.

Mr. CARPENTER. Yes. The demand for labor there is practically the city of Manila. People go into the city of Manila and work a great deal as laborers. They go and work for a week, a month, or six weeks, or whatever period is necessary to give them the money that they wish to get. If a man owes ₱20 on account of the burial of his wife or mother, he will go into Manila and work until he gets his ₱20 to pay his debt.

Mr. RUCKER. About this custom of division of the payment—division of the crop—about how old is that custom?

Mr. CARPENTER. So far as I can judge, it is a gradual growth; it is as old as the people; that is, it has been modified as conditions have changed. It certainly obtained and has obtained during this generation.

Mr. RUCKER. Do you feel bound by those customs, or do you correspond to the customs in making contracts?

Mr. CARPENTER. I am always guided by local customs.

Mr. RUCKER. What would become of you if you did not bow to that?

Mr. CARPENTER. The people would not deal with me if I did not meet those local customs.

Mr. RUCKER. They would act as a unit, would they?

Mr. CARPENTER. Not in an organized way as a labor union act, but they would talk about it among themselves and leave me.

Mr. GARRETT. Are these cattle that you speak of dairy cattle?

Mr. CARPENTER. No, sir.

Mr. GARRETT. These cattle?

Mr. CARPENTER. They are working cattle and beef cattle. They are breeding cattle. Those cattle in the photographs are for breeding, but produce beef cattle and work cattle.

Mr. GARRETT. Would the dairy business be a profitable one there?

Mr. CARPENTER. An exceedingly risky investment, but profitable with good luck.

Mr. GARRETT. Is there any dairy interest there?

Mr. CARPENTER. There are a number of people who bring in Australian cattle and possibly a few cattle from the Pacific coast, milk cows; they are frequently brought in fresh and milked during the period that milk continues, and many of them continue—they are kept on. Now, since we have control of cattle disease—speaking, perhaps, not with absolute precision, but my own cattle I feel as certain of as I do of cattle in northern New York—their business is less risky than it was, and is very profitable, undoubtedly.

Mr. GARRETT. What about other live stock over there; do they raise any hogs?

Mr. CARPENTER. There are a good many hogs that come in for slaughter in the Manila slaughterhouse. I am unable to give any figures, but I know a number of Americans who have raised hogs in a small way.

Mr. GARRETT. You have not tried it yourself?

Mr. CARPENTER. I have not tried it. Every family has at least one breeding sow, and they have roast pork on all festive occasions, and try to raise them themselves, make it a point to. It would rather be interfering with the custom of the people if I were to put in hogs myself and undertake to raise them. It is not customary to do that. The laborer, the tenant, raises them himself.

Mr. GARRETT. And it would be in a way competing with him?

Mr. CARPENTER. He would consider it interfering with a prerogative or right of his.

Mr. GARRETT. What about other live stock, for instance, horses?

Mr. CARPENTER. I have five breeding mares, five of my six horses are mares. They are natives.

Mr. GARRETT. Are they natives?

Mr. CARPENTER. All of my horses are native stock.

Mr. GARRETT. Do they have any good horses there—I mean are those good horses?

Mr. CARPENTER. For their weight we say they are the best on earth. They are small, smaller than the ordinary pony class of horse in the States, very vigorous, very strong, very active. The mares are seldom worked, the horses are not gelded; they are kept as stallions, and worked as stallions, following the Spanish custom, I believe. Many very good horses have been brought in. The Government has taken in many very good stallions. I am not familiar enough with the results to say what has been gotten from breeding, but I know there are some few half-breed colts sold for what are fancy prices there, running up to a thousand dollars, perhaps.

Mr. GARRETT. Has there been any effort to raise the American horse there—that is, import horses from the United States?

Mr. CARPENTER. I don't know of any instance where that has been undertaken on a commercial scale. I know of some colts born on the islands of an American stallion and mare, and of Australian stock, some very nice youngsters.

Mr. GARRETT. Are there any mules there? Do they breed mules?

Mr. CARPENTER. I think in one of the Government stations there are a few mule colts. They don't use jacks at all in the island; the natives do not, and I know of only one importation of jacks, and it was found that they were very much subject to surra, which is a serious horse disease.

Mr. RUCKER. How does the hen do there?

Mr. CARPENTER. It is very prolific and to be relied upon.

Mr. GARRETT. This tree, the fiber of which you spoke of, kapok, was it—

Mr. CARPENTER. Yes; the kapok tree, cotton.

Mr. GARRETT. Is that a rapid growth?

Mr. CARPENTER. Yes; it grows quite rapidly when it gets started. I have had difficulty with all of mine during the first year, but those are shown in that photograph, the greater part of that growth is one year—the second.

Mr. GARRETT. How large do they have to be before they become of use—four years old?

Mr. CARPENTER. I believe that the first crop worthy of the name at all is in the fourth year.

Mr. GARRETT. And about how large would the average be then?

Mr. CARPENTER. I have not seen a tree that I knew to be four years old, but they would probably be about that large (indicating about 6 or 8 inches). It is a pithy wood, it is not a hard wood.

Mr. GARRETT. Of course it is destroyed when it is put to use?

Mr. CARPENTER. It bears fruit; the cotton fiber is in a pod which contains the seeds. This pod or fruit that I speak of follows the blossom. The tree blossoms in season. The blossom withers and this fruit comes on and it dries into a pod containing the seeds, and the fiber separates from the seeds very easily—you put a lot in a bucket and stir like that (indicating) and you can separate the seeds from the fiber, the ginning is not a problem as it is with Sea Island cotton.

Mr. DOUGLAS. That is the valuable part of the tree, is it, the fiber?

Mr. CARPENTER. Yes.

Mr. GARRETT. How often do you visit this farm; how much of your time do you devote to it?

Mr. CARPENTER. I have never devoted specifically any time to it. Things that come up are attended to on ordinary days in the evening, such as a matter of signing papers or something of that sort, and then I go out to the place on holidays. It takes about an hour to drive out in the dry season, and in the rainy season I can ride out on horseback in about two hours.

Mr. GARRETT. Do you have telephone connection?

Mr. CARPENTER. No; there is no telephone or telegraph connection.

Mr. PARSONS. How many laborers do you have there outside of those who work for you on the share system?

Mr. CARPENTER. A varying number. A foreman and 15 or 20 and sometimes as low as 10. It varies, depending on the local conditions and what is going on. During rice harvest I had none because all that class is working for share tenants, helping them in their harvest and getting pay in kind.

Mr. PARSONS. Working as share tenants of yours or working as share tenants for others?

Mr. CARPENTER. A few of the laborers are share tenants for other people but come to work for me when they have no work on their land; others are not share tenants of anyone, but have their own holdings or perhaps live with some of my share tenants.

Mr. PARSONS. Do they all come from the villages?

Mr. CARPENTER. Yes; some. Others come from the railroad town, Polo.

Mr. PARSONS. How far are you from San Jose del Monte?

Mr. CARPENTER. There as a San Jose lying north of my place, which I think is 4 or 5 miles. I have never been over the road but once and that was 10 or 11 years ago, and I don't recall clearly.

Mr. PARSONS. You said that this year you had turned away some laborers that had applied for work?

Mr. CARPENTER. The people stated that they would like to come with me and, upon looking them up, I found that they were the changing kind; would never stay more than a short time in one place; generally tried to get advances, as is customary there, in the way of cash or food—that is rice—and then move on. We have naturally, as there is everywhere, a few of that kind.

Mr. PARSONS. They were just ordinary laborers who wanted to work on shares?

Mr. CARPENTER. They wanted to come as share tenants, most of them. Perhaps three or four or five were day laborers who proved on a day or two of work to be unsatisfactory or else had the reputation of being unsatisfactory.

Mr. MADISON. What do you pay, what wages?

Mr. CARPENTER. Seventy-five centavos, that is  $37\frac{1}{2}$  cents gold is the maximum. I pay from 60 or 65 cents silver to 75 cents. In Manila it is 80 cents—

Mr. PARSONS. Silver is the same as gold, is it not?

Mr. CARPENTER. I meant to indicate by that that it was so many centavos; 30 to  $37\frac{1}{2}$  cents gold or United States currency, that is what I pay. In Manila it runs to 40 cents, I believe. I am not certain about that.

Mr. PARSONS. Where do they live?

Mr. CARPENTER. My laborers live in that general locality there; some of them live down the railroad at Polo, and they go home on Saturday. They quit work at 4 o'clock on Saturday afternoon.

Mr. MADISON. Do you board them?

Mr. CARPENTER. No; I give them their rice; they all have all the rice they want to eat; that goes without any specific mention of it.

Mr. HAMILTON. Is labor all over those plantations able to work through the day, or does it quit during the middle of the day?

Mr. CARPENTER. It is customary to do nothing for a couple of hours in the middle of the day, to take a couple of hours, or maybe a little more of that in the middle of the day. I only recall seeing them, of being out there when they were actually at work, upon one occasion.

I have to rely on my manager and my foreman for a statement as to that. My foreman claims that they never take to exceed two hours' rest in the middle of the day.

Mr. HAMILTON. Have you anything in that country corresponding to pasturage in the United States; for instance, there is no such thing as clover seed or timothy seed or blue grass seed, is there?

Mr. CARPENTER. I have never seen but one grass corresponding to the grasses we have; I have seen a little Bermuda. I have never seen a pasture in the islands that would compare with anything north of Florida in the way of pasture. I understand that in the mountains of Mindanao and in the mountains of Luzon there are better ranges than in the lowlands, but I have not seen them.

Mr. HAMILTON. That is where the altitude is sufficient to get up to something like temperate conditions?

Mr. CARPENTER. Yes; Mr. Worcester has personal knowledge of those conditions. They come under his eye.

Mr. RUCKER. What is the average yield of rice out there?

Mr. CARPENTER. Upland rice seldom reaches, in the locality where I am, 20 cavans per hectare. That would be 8 cavans per acre.

Mr. RUCKER. What is that?

Mr. CARPENTER. That is a measure which in a rough way is a bushel. It is worth a dollar a measure. That would be \$8. Lowland rice produces very much more, running up to 80 and 100 cavans per hectare, and if it is irrigated, two crops a year, and possibly three, although I never saw three crops.

Mr. DOUGLAS. It is in more demand than upland rice?

Mr. CARPENTER. Yes, sir; it is the crop of the island. Upland rice is considered a clearing crop, not a mercantile crop.

The CHAIRMAN. How much did you say upland rice is worth a bushel?

Mr. CARPENTER. I am not sure about the measurement of the cavan to the bushel, but I would say 2 to 3 pesos, depending on the season.

The CHAIRMAN. I thought you said a dollar.

Mr. CARPENTER. A dollar would be two pesos. That is the unhulled rice; it is not the rice we see in the stores here; it looks more like oats or wheat; it has the hull on it, and of course being hulled is reduced greatly in bulk.

Mr. PARSONS. What is that upland rice used for?

Mr. CARPENTER. It tides the people over through September and October and until the regular rice harvest of the lowlands in December; that is the purpose it really serves.

Mr. MADISON. Is it as good for food as the lowland rice?

Mr. CARPENTER. I am not able to state its food value. It is not popular at all; it is hard. There are a great many different kinds, and it is hard. It is apt to seem hard after it is cooked and not as pleasant to eat. There is, however, one kind, a very small crop, which has a very pleasant flavor. That is never in the market. Rice planters have a little of it; they succeed in raising a little of it for their own use.

Mr. MADISON. What do they retail rice for at the stores, hulled rice?

Mr. CARPENTER. I have never had occasion to purchase hulled rice, and it would be a vague guess. I should say 2 or 3 cents a pound.

Mr. JONES. Two or three centavos, you mean?

Mr. CARPENTER. Two or three cents. I might suggest that Mr. Worcester could probably answer that.

Mr. HAMILTON. Is there much level ground on the plantation on which you have a lease?

Mr. CARPENTER. There is no level ground in the sense that we speak of level ground, referring to our prairies; there is no considerable amount of land that could be plowed with a traction steam plow.

Mr. PARSONS. That is on your estate, you mean?

Mr. CARPENTER. On my estate. It is rolling land between gullies.

Mr. HAMILTON. What is in those gullies?

Mr. CARPENTER. They are rather steep, have steep sides and narrow—not very wide across. There is a little stream of water running in the gully. About half the streams are dry during the dry season, and the others have some water in them. In my pastures there is live, fresh water during the full dry season.

Mr. HAMILTON. Any springs?

Mr. CARPENTER. Yes; small springs within the inclosure.

Mr. HAMILTON. A man would not get much comfort out of trying to plow that kind of ground, would he?

Mr. CARPENTER. Anyone accustomed to the prairies of the west or northwest or the Mississippi Valley would not be attracted by land such as that is.

Mr. HAMILTON. It is not even as easily managed as land in Hawaii, I take it, from your description.

Mr. CARPENTER. I would hesitate to say that it is not as practicable to cultivate, so far as the act of plowing is concerned, because of the fact that I happen to recall land that they could not use mules in plowing, but such can not be plowed in the Philippines as it can in Hawaii, because of our torrential rains. On that account we have to leave that land without plowing, as the rain will wash worse than in Hawaii. I know that on the side of the island of Oahu next to the town of Honolulu there is little rain as compared with Luzon.

Mr. HAMILTON. You do not have to remove bowlders or prepare the land in that way, as they do in Hawaii, do you?

Mr. CARPENTER. I have not seen any land with removable stones on it. On my own place there are many ledge outcroppings, and that of course can not be utilized.

Mr. HAMILTON. Is there a good deal of jungle?

Mr. CARPENTER. Yes; as some of those photographs show, there is quite a good deal of it. That is covered with a mass of low-growing tropical vegetation.

Mr. HAMILTON. Under your conditions is it possible for you to have, say, a 20-acre field, such as we are familiar with in this country, of ground, all of which can be worked?

Mr. CARPENTER. I am confident that there are but two places on my holdings where even approximately that could be reached in one compact mass, that could be worked as a unit, in the whole sixteen hundred odd hectares: As a rule, they are parcels of land of 2 acres to 3 or 4 acres in each patch.

Mr. HAMILTON. In getting from one patch to another you have to cross these ravines frequently, I take it?

Mr. CARPENTER. We either cross a ravine or follow a hog-back connection. But it is seldom a man, a tenant, has a piece that is di-

vided; they do not work large areas as a rule. I say "divided;" I mean that he is working at one time.

Mr. HAMILTON. He gets a piece of ground between ravines somewhere?

Mr. CARPENTER. Yes, sir.

Mr. PARSONS. You said something about the effect of the acid from the cogon grass on the rice. That does not affect the property of the rice, does it?

Mr. CARPENTER. Well, the plant does not stool out and come up bearing a large number of heavy heads at harvest; the rice head will be inclined slightly or even straight up, whereas in the 3-year-old land or in old land the rice head will hang over as the grain forms and hardens, gaining weight.

Mr. PARSONS. But the acid does not affect the quality of the rice?

Mr. CARPENTER. Not so far as I know; it is the quantity.

Mr. HAMILTON. When this Tala estate was owned by the friars was it under cultivation as in the States?

Mr. CARPENTER. Only a small portion of it was ever cultivated, according to the information I have from people who were born and have lived 30 or 40 years on it. The land which I occupy was in grass, part pasture, and a portion of it occupied by cattle belonging to the friars themselves, and the other cattle belonged to a European-born Spaniard, who retired on the outbreak of the insurrection against Spain and is now living in Manila—he is a very aged man; I have talked with him at times—and another, of whom I have heard, who has disappeared. Practically none of it was ever cultivated in the sense that these holdings of so-called original tenants were cultivated continuously year after year. If I may explain one point, that cogon land, judging from the information I had, is apt to have been forest land cleared by the people and planted for one or two or three years by them by hand, sticking in grains. The cogon grass gradually came in in that way until it finally dominated, and they abandoned the land then and moved on to clear another piece of forest. We see that in the newer lands where the people are wild or nomadic.

Mr. RUCKER. I judge this land is not adapted to the cultivation of tobacco?

Mr. CARPENTER. No, sir; I have seen two or three small patches of tobacco on the place and have tried to smoke some of it after it had been cured. It is very inferior. The soil is apparently deficient, or the rains at the wrong season, or something, so that it is a very poor quality of tobacco and no one undertakes to raise more than just a little bit for their own use.

Mr. RUCKER. Is the cultivation of tobacco on the increase or not in the islands generally?

Mr. CARPENTER. I am unable to say because of not having visited the tobacco districts.

Mr. HUBBARD. In the case of these pieces that you have relinquished, did you derive any profit from giving up your leases?

Mr. CARPENTER. No, sir; in no instance have I received any compensation whatever for my rights under my contract. If I had paid rentals on them, I was reimbursed in the amount. The only condition that is imposed is that the rectangular shape of the parcel shall be preserved, that is to say, that the man shall not pick out an ir-



regular piece of good land and leave the remainder, the undesirable land, to me.

Mr. HUBBARD. Your original holdings were how much?

Mr. CARPENTER. As we had no survey and as it has not been computed I am unable to say, except that in a general way, which I think is approximately correct, I relinquished 9,000 and I hold approximately 4,000.

Mr. HUBBARD. And upon the 9,000 you relinquished what profit have you obtained?

Mr. CARPENTER. None whatever.

Mr. HUBBARD. Some question has been made with relation to the taxation. Have you derived any peculiar advantage to yourself with reference to taxation?

Mr. CARPENTER. No, sir.

Mr. HUBBARD. You have been simply governed by the general rules?

Mr. CARPENTER. Yes, sir.

Mr. HUBBARD. Do you know how the system of taxation, as prevalent in the Philippines with relation to public lands, compares with our homestead system in the United States? The Government of the United States, as long as it holds the title to land—is there any charge for taxation?

Mr. CARPENTER. It is my understanding that there is not, and the same obtains in the islands.

Mr. HUBBARD. For instance, where lands have been held by railroads for years under claims, but the Government has ultimately established title, no taxes are charged in the United States.

Mr. CARPENTER. I don't know. That is something I am not familiar with.

Mr. HUBBARD. And the same rule practically prevails, that as long as the Government holds the title to the land, which may ultimately return to the Government again, there is no taxation levied upon it by the Government province.

Mr. CARPENTER. No, sir.

Mr. HUBBARD. Is there any system comparable to our tax-sale system here?

Mr. CARPENTER. Land on which the taxes are delinquent reverts to the government.

Mr. HUBBARD. Reverts to the General Government or to the provincial government?

Mr. CARPENTER. To the public domain, as I understand it. Formerly, if it was sold, it went to the municipality, but the law was amended, and it is my distinct recollection that the law now in force passes such land to the public domain again. Of that I am not positive, however.

Mr. HUBBARD. At all events, so far as you are concerned, because of your official position, have you derived any advantage in the way of taxation or exemption from taxation?

Mr. CARPENTER. No advantage whatever.

Mr. HAMILTON. Without intending to unduly pry into your business secrets, I am inclined to ask what lured you into this investment, or was it Capt. Sleeper?

Mr. CARPENTER. I blame Capt. Sleeper for having lured me in; but it was my desire to secure not such property as I now hold under

lease, but a comparatively small piece of land near enough to Manila that I could run out on holidays.

Mr. HAMILTON. You were affected by the current disposition to get back to the soil, I take it?

Mr. CARPENTER. Yes, sir.

Mr. HAMILTON. How many holidays do they have in the Philippines?

Mr. CARPENTER. I would have to refer to the statutes for that. We have there, I think, the same holidays that are recognized in the United States; at least, those are the holidays that I am in the habit of observing; the offices are closed to the public nominally on holidays, but as a matter of fact at my own office I am there until noon on most holidays.

Mr. MADISON. How many official holidays do you have in a year aside from the ones recognized in America?

Mr. DOUGLAS. How many native holidays?

Mr. MADISON. Take them all together.

Mr. CARPENTER. I hesitate to try to answer that with precision. I know that there are four that do not obtain here in the States. If there are any others I do not recall. We have not as many holidays as is popularly supposed. I would like, if I might, to put into the record the exact number.

The CHAIRMAN. Is the Fourth of July a legal holiday?

Mr. CARPENTER. Yes.

The CHAIRMAN. Is Christmas a legal holiday?

Mr. CARPENTER. Yes.

The CHAIRMAN. And New Year's Day?

Mr. CARPENTER. Yes.

The CHAIRMAN. Lincoln's Birthday?

Mr. CARPENTER. I am not certain that it is.

The CHAIRMAN. Washington's Birthday?

Mr. CARPENTER. Yes; I believe that is. Also we have Occupation Day, which is the 13th of August, the date of the occupation of the city of Manila.

The CHAIRMAN. You do not have Decoration Day as a holiday, do you?

Mr. CARPENTER. The Filipino Decoration Day is observed about the 1st of November; it is All Saints' Day. That is when the graves are decorated.

Mr. PARSONS. Is that a holiday?

Mr. CARPENTER. It is my impression it is not an official holiday. It is a church holiday, but not an official holiday, as I remember it. I regret I can not answer definitely in regard to the holidays there.

Mr. JONES. The churches have innumerable holidays, observed by the natives, have they not?

Mr. CARPENTER. Quite a number of days on which special services are held in the churches, and the people who are particularly devout attend those services.

Mr. MADISON. Judge Hubbard asked you about taxation, comparing the exemption of public lands there with the exemption of public lands here. Do you know of any instance where the United States Government sells any land on annual payments where the final payment is postponed some 20 years?

Mr. CARPENTER. No, sir. I am not familiar with public-land administration.

Mr. MADISON. Is it not true that in the cases where the United States Government sells land upon deferred payments, upon the issuance of the first certificate the land becomes taxable and there is a statute to that effect?

Mr. CARPENTER. I don't know.

Mr. MADISON. Is not that true in the case of preemption lands and trust lands?

Mr. CARPENTER. I don't know.

Mr. MADISON. You don't know? Well, I understand that it is true.

Mr. HUBBARD. Take the case of a homestead.

Mr. MADISON. No; not in the case of a homestead.

Mr. HUBBARD. Take in the case for some reason or other a man's patent is held up who has taken a homestead. It may be held up for 10 years under contest. In that time is a man taxable?

Mr. PARSONS. How is it in regard to land in the Reclamation Service; is that taxable?

Mr. MADISON. I don't know.

Mr. CARPENTER. Mr. Chairman, may I ask this? There is a matter of some land which I hold on the Tala estate, which was mentioned during the testimony of Capt. Sleeper and which I have not brought out, and it was not brought out as to the status of those lands. It is a small area of some 23 hectares. If the committee would care to get that into the record as to how I acquired those—they are not leased lands, they are purchased land. I speak of that——

The CHAIRMAN. You purchased about 23 hectares?

Mr. CARPENTER. Yes, sir.

Mr. MADISON. And paid for it?

Mr. CARPENTER. No, sir. I paid part. There were two parcels on which the full period runs, and others are 15, 14, 11, 5, and 2 years. Two payments on the first.

The CHAIRMAN. Friar lands?

Mr. CARPENTER. Yes, sir. They are parcels of land on this Tala estate.

Mr. MADISON. I don't think we want to take up any time on that.

Mr. GARRETT. Those lands were bought from tenants?

Mr. CARPENTER. Yes; I acquired their rights—purchased them.

#### TESTIMONY OF CHARLES H. SLEEPER—Resumed.

Mr. MARTIN. Capt. Sleeper, in Document 963, it being a letter from the Secretary of War to Congress, dated June 10, 1910, beginning on page 12 and ending on the top of page 13, there are set out the names of 82 applicants for public-land leases.

Mr. SLEEPER. Yes, sir.

Mr. MARTIN. Of which 24 are Americans and 58 are Filipinos. Could you go over that list and indicate to the committee those of the 82 applicants for public-land leases who are in the Government service in any capacity and those who have been in it in any capacity and are not now in it?

Mr. SLEEPER. I could not answer.

Mr. MARTIN. And those who are related to Government officials?

Mr. SLEEPER. No, sir.

Mr. MARTIN. You could not do that?

Mr. SLEEPER. No, sir.

Mr. MARTIN. Some of these people are in the employ of the Government, are they not?

Mr. SLEEPER. Yes, sir; I think probably there are some.

Mr. MARTIN. Take for instance the name of Z. K. Miller, down near the bottom, about a dozen from the bottom. He applied for 350 hectares. Is Mr. Miller in the government employ?

Mr. SLEEPER. Yes, sir.

Mr. MARTIN. In what department is he employed?

Mr. SLEEPER. He is in the bureau of agriculture.

Mr. MARTIN. What is his official position?

Mr. SLEEPER. I don't know.

Mr. MARTIN. Now turn back to page 3. I find that Z. K. Miller—is that the same Z. K. Miller?

Mr. SLEEPER. I think he is.

Mr. MARTIN. He got 66 hectares and a fraction of the Santa Rosa friar estate, for which he paid 12,774 pesos.

Mr. SLEEPER. He has not paid it yet.

Mr. MARTIN. He has agreed to pay it, has he not?

Mr. SLEEPER. I think he signed a sale certificate and made the first payment.

Mr. MARTIN. That appears to be very valuable land?

Mr. SLEEPER. Yes; that is good land that he purchased.

Mr. MARTIN. What makes that tract of land so valuable as compared with most of the friar lands?

Mr. SLEEPER. It is on the Santa Rosa estate, one of the best estates we purchased, and it is good land for most any kind of crops, especially sugar and corn and that sort of a crop.

Mr. MARTIN. Was Mr. Miller required to get the consent of the Governor General to get this public-land lease and purchase this land?

Mr. SLEEPER. Either the Governor General or the secretary of his department; yes.

Mr. MARTIN. Who is the secretary of his department—Mr. D. C. Worcester?

Mr. SLEEPER. No.

Mr. MARTIN. Who is the secretary of his department?

Mr. SLEEPER. Mr. Gilbert.

Mr. MARTIN. What is his official position?

Mr. SLEEPER. He is secretary of public instruction.

Mr. MARTIN. Right in that connection then the question is suggested to me, Captain, how many officials in the Philippine Government are there who have authority to grant subordinates the right to purchase lands?

Mr. SLEEPER. The secretaries of departments, of which there are five, and the Governor General, making six.

Mr. MARTIN. The official you have mentioned, then, is one of the six?

Mr. SLEEPER. Yes.

Mr. MARTIN. The secretary of public instruction?

Mr. SLEEPER. Yes.

The CHAIRMAN. Did you say he obtains the right from the head of the department to purchase lands?

Mr. SLEEPER. The right to enter into any business.

Mr. MARTIN. How long has Mr. Miller been in the agricultural bureau?

Mr. SLEEPER. I don't know.

Mr. MARTIN. W. H. Lawrence has applied for a public-land lease. That is page 12. That is the W. H. Lawrence who is interested in the Isabela estate?

Mr. SLEEPER. Yes, sir.

Mr. MARTIN. And Mr. E. B. Bruce is the Mr. Bruce who is interested in the Isabela estate?

Mr. SLEEPER. Yes.

Mr. MARTIN. And they are law partners in Manila?

Mr. SLEEPER. Yes, sir.

Mr. MARTIN. With relation to Mr. Bruce, he is quite an important man in Manila, is he not?

Mr. SLEEPER. Yes; he is a prominent attorney.

Mr. MARTIN. Is he not attorney for some Philippine railways, and one thing and another?

Mr. SLEEPER. I don't know whether he is or not; I think he is, though.

Mr. MARTIN. Could you look down over that list of names now and point out other names of Government officials or employees who own lands or who have made application for leased public lands?

Mr. SLEEPER. No, sir; I could not tell one from the other.

Mr. MARTIN. Can you take this list, and in conjunction with your fellow-officials who are here, indicate to the committee when it meets next Monday the names of the applicants who comply with the specifications I mentioned in my question?

Mr. SLEEPER. I think so.

Mr. MARTIN. Both Filipinos and Americans?

Mr. SLEEPER. Yes, sir.

The CHAIRMAN. You said public lands; you meant friar lands?

Mr. MARTIN. No; I am referring now to this list of 82 applicants for public lands.

Mr. SLEEPER. Yes, sir.

Mr. MARTIN. Now, making a rough statement here, it appears that there are about 40,000 acres in round numbers that have been applied for by these 82 applicants, but according to Mr. Worcester's report only about 8,000 acres of public lands are under lease?

Mr. SLEEPER. Yes, sir.

Mr. MARTIN. That is to say, about one-fifth of all applied for. Why is it that a larger number of these applications have not been acted on?

Mr. SLEEPER. They have been acted on. There have been up to June 30, 1910, 185 applications including 49,503 hectares applied for. There are, pending correction for some cause, 54 applications, including 9,788 hectares. There have been rejected, canceled, or withdrawn for cause 40 applications including 9,866 hectares. There are pending now in the bureau, awaiting reports from the Forestry Bureau as to the agricultural character or forestry character of the land, 20 applications, including 2,876 hectares. There are awaiting advertisement and the completion of the term of advertising 26 applications

including 7,884 hectares. Three applications have been contested, including an area of 520 hectares. Nineteen applications are pending survey prior to the issuance of the lease, including 5,117 hectares. Leases have been accomplished for 10 applications including an area of 3,242 hectares.

Mr. MARTIN. Now, then, before leaving that matter, you give a total there of 185 applications.

Mr. SLEEPER. One hundred and eighty-five; yes.

Mr. MARTIN. As against 82 reported to Congress by the Secretary of War?

Mr. SLEEPER. Yes, sir.

Mr. MARTIN. Have you with you the names of the remaining 103 applicants and the amount of land which they have applied for, etc., to correspond with this showing on pages 12 and 13? I don't care for you to produce them now; I merely want to know if you have them here in Washington.

Mr. SLEEPER. I think I have.

Mr. MARTIN. Then, not to waste time, I will ask you this question: If you have them here in Washington can you also designate the names of those persons appearing among those 103 applicants who have complied with the specifications in my question as to their present employment by the Government or their past employment or their relationship to persons in the employ of the Government? Could you do that by next Monday?

Mr. SLEEPER. Yes, sir.

Mr. MARTIN. In every one of these cases under your practice over there or under executive order it will be necessary for the employee to get permission from the head of his department?

Mr. SLEEPER. For his own protection; yes, sir.

Mr. MARTIN. Is that usually granted?

Mr. SLEEPER. Sometimes it is granted and sometimes it is not. It is according to the condition of the employee, I presume, and the circumstances of each case.

Mr. MARTIN. Have you any cases in mind where permission was not granted?

Mr. SLEEPER. To engage in business?

Mr. MARTIN. To purchase land or lease land.

Mr. SLEEPER. No; I do not remember. I remember of some applications being denied to engage in business.

The CHAIRMAN. Let me inquire this: Do they ask permission to buy land, or do they ask permission to engage in business, or what is the request?

Mr. SLEEPER. I think the request is specific ordinarily as to what they intend to do.

Mr. MARTIN. If you can state to the committee when you furnish this other information, names or cases wherein permission was denied, I would request that that be done.

Mr. SLEEPER. Yes.

Mr. MARTIN. Now, I want to ask you about this sale of friar lands to Frank J. Ferguson, on page 3, near the bottom of the page, the fourth name from the bottom, 141 hectares; is that the Mr. Ferguson who was your predecessor?

Mr. SLEEPER. No, sir; my predecessor's name was not Ferguson.

Mr. MARTIN. Is that the Ferguson who was the predecessor of Mr. Carpenter?

Mr. SLEEPER. No, sir.

Mr. MARTIN. Is he related to him?

Mr. SLEEPER. Not to my knowledge.

Mr. MARTIN. I understood that this Frank J. Ferguson was the brother of the predecessor of Mr. Carpenter.

Mr. SLEEPER. I don't know; I don't know Frank J. Ferguson, except that he is an American. I think he is a farmer who lives in the provinces.

Mr. MARTIN. In his report to the Secretary of War, on page 17, top line, Gov. Gen. Forbes says he owns 12 lots in Baguio. That is the summer capital, I believe, of the Philippines. He owns a lot of 12 acres in Baguio. Was that public land at the time the Governor General acquired it?

Mr. SLEEPER. Yes, sir.

Mr. MARTIN. How did he acquire it?

Mr. SLEEPER. By bidding it in at public auction. It was at a sale of lots at the town site of Baguio.

Mr. MARTIN. Who conducted that sale?

Mr. SLEEPER. I did; it was under my direction.

Mr. MARTIN. When?

Mr. SLEEPER. Three or four years ago. I have the exact date with me, but I don't remember.

Mr. MARTIN. He was not Governor General when he bid it in, was he?

Mr. SLEEPER. No, sir.

Mr. DOUGLAS. At page 17 of his report the Governor General says:

I own a lot of 12 acres in Baguio on which I built a house which, before taking up the position of Governor General, I used to live in. I had no expectation of being Governor General, and for that reason built myself this house, etc.

Mr. MARTIN. What was his official position when he bought this land?

Mr. SLEEPER. Secretary of commerce and police.

Mr. MARTIN. In Manila?

Mr. SLEEPER. Yes, sir.

Mr. MARTIN. Who bid against him in the purchase of this land?

Mr. SLEEPER. I don't remember.

Mr. MARTIN. Have you any statement with you of the facts in regard to the sales of land in Baguio?

Mr. SLEEPER. Yes, sir.

Mr. MARTIN. You have them with you in Washington?

Mr. SLEEPER. Yes, sir.

Mr. MARTIN. It is also stated in this report that Secretary of the Interior Worcester owns a small plot of ground in Baguio. How much is that plot?

Mr. SLEEPER. I don't remember; it is a building lot.

Mr. MARTIN. Was that public land bought at auction?

Mr. SLEEPER. Yes, sir.

Mr. MARTIN. What was his official position at the time he bought it?

Mr. SLEEPER. He was secretary of the interior.

Mr. MARTIN. How many other officials of the Philippine Government own any tracts or plots of ground in Baguio purchased at an auction sale of public lands?

Mr. SLEEPER. Quite a number of them, I presume.

Mr. MARTIN. Are you able to give this committee the name of every Philippine Government official who bought public land at auction sale in Baguio, the amount of land each owns, and what he paid for it?

Mr. SLEEPER. Not and be sure of whether they were Government officials or not. I can pick out some Government officials. Whether I have got them all or not, I don't know.

Mr. MARTIN. Will you give that information to the committee as far as you can? I don't say necessarily this afternoon, but later on.

Mr. SLEEPER. Yes.

The CHAIRMAN. He can give that to the clerk of the committee.

Mr. MARTIN. What was your plan of procedure in putting this land up? For instance, take this 12 acres that Mr. Forbes got. Do you remember putting up that particular tract of land and offering it for sale?

Mr. SLEEPER. No, sir.

Mr. MARTIN. What was done about bidding on it, etc.?

Mr. SLEEPER. I was not present at the auction.

Mr. MARTIN. Who was the auction conducted by?

Mr. SLEEPER. My assistant, Mr. Wilson.

Mr. MARTIN. You were not present at all?

Mr. SLEEPER. Not at that sale.

Mr. MARTIN. Did Mr. Wilson submit to you a detailed report of the proceedings at that sale?

Mr. SLEEPER. Yes, sir. That is, he did not say how many people bid on each tract of land, but he did say who was the highest bidder and who it was knocked down to.

Mr. MARTIN. You do not know yourself, then, whether these officials actually bid against each other in the purchase of these tracts of land, do you?

Mr. SLEEPER. No, sir. They were not all purchased at the same time. There were many sales at different times in Baguio. Baguio was reserved as a town site, and the provisions of the public-land act in relation to town sites were observed in the sale, and the different sections of the town were subdivided and made ready for sale.

Mr. MARTIN. That is where the legislature convenes in the summer season if there is a session?

Mr. SLEEPER. Yes, sir.

Mr. MARTIN. And the Government officials go there and transact business?

Mr. SLEEPER. Yes, sir.

Mr. MARTIN. That is the town to which they built or attempted to build the Benguet railroad?

Mr. SLEEPER. Yes, sir.

Mr. MARTIN. The railroad is not built there yet, is it?

Mr. SLEEPER. No, sir.

Mr. MADISON. I suppose most every man who can afford it, every American at least, has a home there?

Mr. SLEEPER. There are not very many homes there as yet.

Mr. MARTIN. But right on that proposition, are not there some prosecutions or something of that nature pending now in Baguio over fraud or graft in the building of residences or other buildings owned by some Government officials or employees?



Mr. SLEEPER. There have been published in the newspapers some charges that some employee or employees in Baguio were in some way mixed up in their accounts, and they are in the bureau of public works.

Mr. MARTIN. Have you had called to your attention a statement coming from Judge Southworth, employed by the Philippine Government to prosecute fraud or graft in connection with buildings of employees or officials in Baguio, wherein Judge Southworth withdrew from the case on the part of the Government on the ground that the Government itself was opposing his efforts to ascertain the facts and carry on a vigorous prosecution?

Mr. SLEEPER. No, sir.

Mr. HAMILTON. I would like Mr. Martin to state the relevancy of any controversy in reference to a dwelling house in the town of Baguio.

Mr. DOUGLAS. Or in connection with any public building there.

Mr. MARTIN. This is not a public building.

Mr. HAMILTON. I understood you to say dwelling houses.

Mr. MARTIN. They are buildings of some sort.

Mr. PARSONS. Government buildings.

Mr. MARTIN. Buildings of some sort in Baguio, I understood. I got the impression that they were probably being built by persons in the employ of the Government on their land or lots up there, but it may have been public buildings.

Mr. SLEEPER. There were some public buildings constructed in Baguio during the last year and a half or two years.

Mr. HAMILTON. Assuming that they were public buildings and there was some controversy arising, would that have anything to do with the disposition of friar lands?

Mr. MARTIN. I will not argue that if the committee thinks it is not proper.

Mr. HAMILTON. I wanted to know its relevancy. If you will say it is fairly connected with this investigation, very well.

Mr. MARTIN. I can not say at this time. All I can say at this time is that I have seen what purports to be the verbatim statement of the attorney employed by the Government in this work, which is in the department of the interior, that he withdrew for the reason stated.

Mr. WORCESTER. The department of the interior has nothing whatever to do with the erection of public buildings, directly or indirectly.

Mr. DOUGLAS. I submit this ought not to go into the record, the statement of Mr. Martin, a statement of what he has heard reflecting upon people in the Government. Such testimony would not be admitted in a justice of the peace court.

The CHAIRMAN. The chair calls attention to the fact that this resolution under which we are proceeding calls upon us to make a complete investigation of the interior department of the Philippine Government touching the disposition of the Philippine lands.

Mr. MARTIN. Passing on, then, on page 17 of the record the Governor General states that he caused to be purchased and put into the hands of trustees a tract of land south of Manila. The exact language is as follows:

I also caused to be purchased and put into the hands of trustees in such a way that I can not get any possible profit from it a tract of land south of

Manila, on which I have caused to be built a country club for my personal entertainment and those of my friends in Manila who like to participate in the kind of sports provided at that club.

Were you director of public lands at the time of that transfer—the transfer to Gov. Forbes of this land that he refers to?

MR. SLEEPER. Yes; I have been director of lands for about five years.

MR. MARTIN. How large a tract of land is that?

MR. SLEEPER. I don't know.

MR. MARTIN. How long since the transfer was made?

MR. SLEEPER. Within two years, I believe; a year or two years ago.

MR. MARTIN. Can you approximate the size of that tract?

MR. SLEEPER. No, sir.

MR. MARTIN. Can you state what kind of title the governor got?

MR. SLEEPER. No, sir.

MR. MARTIN. Was he Governor General at the time the transfer was made?

MR. SLEEPER. I don't remember that, whether he was or not.

MR. MARTIN. How long has he been Governor General?

MR. SLEEPER. I don't remember when he was appointed Governor General.

MR. MARTIN. What kind of land was this? You say you conducted the sale. It must have been public land.

MR. SLEEPER. You mean this land of the polo club?

MR. MARTIN. Yes.

MR. SLEEPER. No, sir.

MR. MARTIN. Did I understand you correctly to say—

MR. SLEEPER (interposing). I don't understand to what you are referring.

MR. MARTIN. I got the impression that you stated you made a conveyance or something of that sort to Mr. Forbes.

MR. SLEEPER. Of what?

MR. MARTIN. Of this land that I referred to where the country club has been built.

MR. SLEEPER. South of Manila?

MR. MARTIN. Yes, sir.

MR. DOUGLAS. He has not intimated any such thing.

MR. SLEEPER. That was private land, as I understand it, and he bought it.

MR. MARTIN. It was private land?

MR. SLEEPER. Yes, sir.

MR. MARTIN. And he bought it?

MR. SLEEPER. Yes, sir.

MR. MARTIN. He says he caused it to be put into the hands of trustees.

MR. SLEEPER. Yes, sir; I think that is true from what I have heard.

MR. MARTIN. You say, then, that that land was private land?

MR. SLEEPER. Yes, sir.

MR. DOUGLAS. At any rate it did not pass through your offices in any way that you know of?

MR. SLEEPER. No, sir.

MR. MARTIN. Are you engaged in any business enterprises yourself?

Mr. SLEEPER. Yes, sir.

Mr. MARTIN. What are they?

Mr. SLEEPER. I am interested in a mining corporation.

Mr. MARTIN. Corporation or corporations?

Mr. SLEEPER. One.

Mr. MARTIN. What is the extent of its mineral holdings?

Mr. SLEEPER. It owns three mineral claims, I think.

Mr. MARTIN. How long has it held them?

Mr. SLEEPER. About five or six years.

Mr. MARTIN. Were they acquired, then, by this corporation from the public domain or were they mines that were in private ownership already and were transferred?

Mr. SLEEPER. Mines that were taken up by individuals who finally combined into a corporation.

Mr. MARTIN. When did your identity with the corporation begin?

Mr. SLEEPER. I was one of the original holders of the claim.

Mr. MARTIN. Original holder of a mineral claim?

Mr. SLEEPER. Yes, sir.

Mr. MARTIN. And put it into this corporation?

Mr. SLEEPER. Yes, sir.

Mr. MARTIN. How did you acquire that claim?

Mr. SLEEPER. I went down on the land and located it—no; I didn't; I bought the location of another man.

Mr. MARTIN. You bought the location?

Mr. SLEEPER. Yes.

Mr. MARTIN. Did you afterwards develop it and get a patent to it?

Mr. SLEEPER. Yes, sir.

Mr. MARTIN. Were you in the Government service then?

Mr. SLEEPER. Yes, sir.

Mr. MARTIN. Who gave you permission to do that?

Mr. SLEEPER. The governor general, I think it was.

Mr. MARTIN. Were these other gentlemen who got the other two claims Government employees?

Mr. SLEEPER. One of them was and one of them was not.

Mr. MARTIN. Two of the three, then, were Government employees?

Mr. SLEEPER. Yes, sir.

Mr. MARTIN. And you got permission to purchase mines—

Mr. SLEEPER. To engage in the mining industry.

Mr. MARTIN. To engage in the mining industry?

Mr. SLEEPER. Yes, sir.

Mr. MARTIN. Could you file on mineral land, locate it, develop and get title to it without permission, while you were in the Government employ?

Mr. SLEEPER. Yes.

Mr. MARTIN. You were entitled to do that while you were in the Government employ?

Mr. SLEEPER. I see no reason why not.

Mr. MARTIN. I say, you were permitted to do it?

Mr. SLEEPER. I did do it; yes, sir.

Mr. MARTIN. Are Government employees there generally permitted by the insular government to locate and patent mining claims?

Mr. SLEEPER. There is no prohibition against it that I know of.

Mr. MARTIN. You know that mineral and timber lands on the public domain are reserved. Were these on the public domain?

Mr. SLEEPER. They were mineral lands open to exploration and filing.

Mr. MARTIN. Under the Philippine mining laws?

Mr. SLEEPER. Yes.

Mr. MARTIN. Do you know if there are any considerable number of Government employees in the Philippines who have mining interests acquired by means of locating and patenting mineral lands?

Mr. SLEEPER. No; I do not think there are a great many that have done it that way. They have purchased stock in mineral corporations.

Mr. MARTIN. They have purchased stock in mineral corporations?

Mr. SLEEPER. Yes.

Mr. MARTIN. Well, have they had a practice over there of staking prospectors to go out and make locations?

Mr. SLEEPER. Yes.

Mr. MARTIN. Government employees would stake prospectors?

Mr. SLEEPER. Yes.

Mr. MARTIN. And they would go out and make the locations in their own names?

Mr. SLEEPER. Yes.

Mr. MARTIN. And then afterwards transfer a part or all of their interests to the Government employees?

Mr. SLEEPER. I do not know what they did with it afterwards. I guess they mostly abandoned it afterwards, so far.

Mr. MARTIN. You have not got any Cripple Creeks out there yet, Captain, have you?

Mr. SLEEPER. No; but we hope to.

Mr. MARTIN. How about timberlands?

Mr. SLEEPER. I do not know about the timberlands. That does not come in my department, and I do not know anything about it.

Mr. MARTIN. You have stated that it has been usually the case where friar lands were sold in excess of 16 hectares to an individual, that those sales were made to former occupants, persons who had occupied the lands at the time, or prior to the time of their turning over to the Philippine Government.

Mr. SLEEPER. That has been the case with the majority of sales.

Mr. MARTIN. It is also the case, Captain, that that right on their part to purchase the occupied tracts with no reference to the size of them is provided for in Section 65 of the Organic Act of the Philippine Islands, passed by Congress, is it not?

Mr. SLEEPER. Yes; I think that is true.

Mr. MARTIN. Now, you said that when Mr. Poole first called at your office he wanted lands south of the San Jose estate?

Mr. SLEEPER. That is what he told me.

Mr. MARTIN. And that you suggested the San Jose estate to him?

Mr. SLEEPER. Yes.

Mr. MARTIN. At that time he had not been down on the San Jose estate?

Mr. SLEEPER. No, sir.

Mr. MARTIN. And he did not go down for some time afterwards?

Mr. SLEEPER. Within a month, I think it was; along there.

Mr. MARTIN. When did he first call at your office?

Mr. SLEEPER. On the 12th day of October, if I remember.

Mr. MARTIN. And it was a month or so afterwards that he went down and looked over the land on the San Jose estate and contiguous lands?

Mr. SLEEPER. I do not know how long it was, but it was within a month or so afterwards.

Mr. MARTIN. Now, Captain, I refer to your statement that he did not want the San Jose estate because he wanted lands south of there, in connection with Gov. Forbes's telegram or cable to the Secretary of War at Washington, dated October 22, which was before Mr. Poole went down in Mindoro:

Prentiss and Poole desire to purchase unoccupied sugar lands on the San Jose friar estate in Mindoro.

I also, in connection with your statement that he did not ask for that estate first but for other lands, refer you to the statement in Secretary Worcester's letter of October 21, 1909, to Gen. Edwards:

Two gentlemen who are contemplating the purchase of considerable tracts of San Jose friar estate called at my office the other day, etc.

That is dated October 21. How does it come, in view of those statements, that these men decided that they wanted other lands south of the San Jose estate, and not that estate, when they had not been down there to see it, and how did these statements come to be made if it was not the San Jose estate that they wanted?

Mr. SLEEPER. I called their attention to the San Jose estate and told them I thought it was better land than the land they had intimated to me they wanted to get, and I went over the prospectus and plans and endeavored to induce them to at least consider the purchase of that property, and then the question was raised as to the legality of it, and I got the opinion of my attorney and referred it over to my superiors.

Mr. MARTIN. Then the first mention of the San Jose estate came from you?

Mr. SLEEPER. Yes.

Mr. MARTIN. And not from Prentiss and Poole?

Mr. SLEEPER. No, sir; it came from me.

Mr. MARTIN. What they wanted was lands south of the San Jose estate?

Mr. SLEEPER. That is what they told me that they had been advised to look at.

Mr. MARTIN. But you have become sufficiently familiar with the record made over here in the Bureau of Insular Affairs by this time, have you not, to know that their attorney, or the attorney representing their principal, or principals, had called here at the Bureau of Insular Affairs on September 3 and discussed the matter of purchasing the San Jose estate?

Mr. SLEEPER. Mr. Poole advised me that their attorney had been advised in Washington that these estates could not be sold in areas in excess of 16 hectares, and I informed the Secretary of the Interior of that information, and told him that I thought it was a mistake, that they could be sold.

Mr. MARTIN. Have you seen this letter of Secretary Worcester in which he said that they—Prentiss and Poole—stated that they had been informed in Washington at the Bureau of Insular Affairs that the sale of friar lands was subject to the same limitations as that of public lands?

Mr. SLEEPER. Yes.

Mr. MARTIN. And still you say that it was not the San Jose estate that they mentioned or asked for at all, but other lands?

Mr. SLEEPER. No, sir; because they believed they could not buy the San Jose estate.

Mr. MARTIN. You stated that Mr. Poole paid for the 200 hectares, I believe, of the Mindoro estate, of the lands of the Mindoro Development Co.?

Mr. SLEEPER. Yes; it was paid for.

Mr. MARTIN. You said Mr. Poole paid for that?

Mr. SLEEPER. I did not say who, definitely, paid for it.

Mr. MARTIN. I just made a note of your statement, and I may not have been correct, that Mr. Poole paid for the Mindoro Co. lands.

Mr. SLEEPER. No, sir; I did not say that. Mr. Poole made the only payment to me that has been paid.

Mr. MARTIN. What was that for?

Mr. SLEEPER. That was for the 4,200 hectares, plus the first payment of the installments on the balance of the estate.

Mr. MARTIN. Mr. Poole paid for the 4,200 hectares?

Mr. SLEEPER. In cash.

Mr. MARTIN. And paid in full for that tract?

Mr. SLEEPER. Yes; and made one payment——

Mr. MARTIN. And made one payment?

Mr. SLEEPER. For the other.

Mr. MARTIN. Then the company must have gotten the land from him?

Mr. SLEEPER. That was my understanding.

Mr. MARTIN. They must have gotten the 200 hectares from him?

Mr. SLEEPER. No, sir; the company was one of his nominees, and we deeded the land directly to the company.

Mr. MARTIN. Now, you deeded the land directly to the company, but who paid for that? That is the question I am asking you, who paid for that 200 hectares that was paid for directly?

Mr. DOUGLAS. That was paid as part of that 4,200.

Mr. MARTIN. Was that paid as a part of that 4,200?

Mr. SLEEPER. Yes.

Mr. MARTIN. And the check was signed by Mr. Poole?

Mr. SLEEPER. That is what I do not remember.

Mr. PARSONS. That was for the 4,200 all in one check?

Mr. SLEEPER. Yes.

Mr. MARTIN. Where is that check now?

Mr. SLEEPER. In the bank at Manila, I presume.

Mr. MARTIN. You state that a man from the Honolulu Iron Works called and stated that he was building a sugar mill for the Mindoro Co. When was that?

Mr. SLEEPER. I think it was in September or October.

Mr. MARTIN. September or October?

Mr. SLEEPER. Yes.

Mr. MARTIN. Of this year?

Mr. SLEEPER. Yes.

Mr. MARTIN. Did he say for whom the sugar plant was being built?

Mr. SLEEPER. No, sir; he said he was putting up a sugar plant on the Island of Mindoro, on the San Jose estate.

Mr. MARTIN. I understand that Mr. Thayer has disappeared, and receivers have been appointed to take charge of his interests there.

Mr. SLEEPER. Yes.

Mr. MARTIN. I have heard it stated, however, that others were taking over his interests with a view to proceeding with the purchase of a part of the Calamba estate, the part that he had a lease for or an option to purchase. Do you know anything about that?

Mr. SLEEPER. No, sir.

Mr. MARTIN. You do not know whether there are any persons in interest there in Mindoro that have arranged or are arranging to take over the part of this estate for which he contracted?

Mr. SLEEPER. I know the receivers are endeavoring to get somebody to take over that property, and Mr. Carman is one of the men.

Mr. MARTIN. Mr. Carman is one of the same gentlemen there who are figuring on taking over this land?

Mr. SLEEPER. Yes.

Mr. MARTIN. Who is Mr. Carman?

Mr. SLEEPER. He is a wealthy American who lives in Manila.

Mr. MARTIN. You do not know what interest he represents or is connected with?

Mr. SLEEPER. No; he has some real estate there, I think.

Mr. MARTIN. You stated that some of these special provisions were placed in Mr. Carpenter's lease because the land was not very valuable, and so forth.

Mr. SLEEPER. In my opinion, yes, sir.

Mr. MARTIN. And yet at this time all the lands on that estate for which sales certificates have not issued are covered by Mr. Carpenter's lease?

Mr. SLEEPER. Yes.

Mr. MARTIN. Notwithstanding the character or condition of the land, it is under certificates of sale now to the Filipinos, excepting what he has?

Mr. SLEEPER. Yes; practically all. There may be some small parcels.

Mr. MARTIN. Sales began on the Piedad estate August 10, 1910, I believe it is stated in this report here, in the matter that you went over this morning?

Mr. SLEEPER. Yes.

Mr. MARTIN. That estate is between the Tala estate and the city of Manila?

Mr. SLEEPER. Yes.

Mr. MARTIN. What is the area of the Piedad?

Mr. SLEEPER. Nine thousand six hundred and fifty acres.

Mr. MARTIN. There never was a single acre of that estate sold until the 9th of August, 1910?

Mr. SLEEPER. That is approximately the date; I do not know sure.

Mr. MARTIN. Since which time you have sold how many thousand acres of it?

Mr. SLEEPER. I will have to get a statement bringing that up to date.

Mr. MARTIN. How many acres did you say were in it?

Mr. SLEEPER. Nine thousand six hundred and fifty.

Mr. MARTIN. I made a note right under that note about the sales on August 9, to the effect that 9,000 acres have been sold; but I am

not sure whether it refers to the sales of that estate or to the sales of the Tala estate, but I believe it refers to the Piedad.

Mr. SLEEPER. The Piedad estate should be pretty well sold. It was 95 per cent occupied on the 1st day of July.

Mr. DOUGLAS. Ninety-five per cent occupied?

Mr. SLEEPER. Yes.

Mr. MARTIN. So that while the sales were begun on the 9th of August, 1910, you have sold about 9,000 acres of that estate? You can correct those figures, I will say, if they are wrong.

Mr. SLEEPER. We have practically sold all of it but one lease, the Dancel lease.

Mr. MARTIN. It can not be sold at this time?

Mr. SLEEPER. It can be; yes.

Mr. DOUGLAS. You say it can not be, or it can be?

Mr. SLEEPER. It can be sold.

Mr. MARTIN. You completed the field work on that Piedad estate December 16, 1907?

Mr. SLEEPER. Yes; I think that is the date.

Mr. MARTIN. That is on page 97?

Mr. SLEEPER. Yes.

Mr. MARTIN. So that it took your bureau from December 16, 1907, when you completed the field work, up to August 9, 1910, to get it in shape to begin sales?

Mr. SLEEPER. Yes.

Mr. MARTIN. Nearly three years?

Mr. SLEEPER. Yes.

Mr. MARTIN. And this estate was right on the borders of the city of Manila?

Mr. SLEEPER. That has nothing to do with it.

Mr. MARTIN. Well, but it is located there, is it not?

Mr. SLEEPER. Yes.

Mr. MARTIN. And came right down almost to the city limits?

Mr. SLEEPER. Yes; within 2 or 3 miles.

Mr. MARTIN. Now, I will show you a matter that we want to clear up a little bit here in a moment. I notice on page 97, under this heading of "Surveys; field work completed," that the field work was completed on the last estate, the Santa Maria de Pandi, on June 30, 1908?

Mr. SLEEPER. Yes.

Mr. MARTIN. And all the others had their field work completed, a great many of them in 1907 and 1906, and even back in 1905.

Mr. SLEEPER. Yes.

Mr. MARTIN. Yet in scrutinizing that table it does not appear that you had hardly any of these estates ready for sale until well along in 1910.

Mr. SLEEPER. Yes, that is true.

Mr. MARTIN. I call attention to the fact in my statement that of the 65,000 acres of the friar lands which had been sold up to July 1, 1910, over 38,000 acres had been sold on four of these estates since the controversy over the friar lands in Congress, and I want to ask now if the bulk of the rest of the sales have not been made since that time?

Mr. SLEEPER. They have been made—all estates have been offered for sale except one, the Talisay-Minglanilla in Cebu, which I ex-



pected to put on sale this month, but which I have just received word can not be put on sale until the 15th of February on account of the identification.

Mr. MARTIN. Was the condition of work in your office such that from one year and a half to three years, as appears in this table, had to elapse after the completion of field work before you could get them in shape to make the sales?

Mr. SLEEPER. That was the fact, yes, sir; with the funds we had available, and the employees.

Mr. MARTIN. I want to ask you if Mr. E. L. Worcester has had any other land holdings, or if he has had any trouble over land holdings, in the Philippines, to your knowledge?

Mr. SLEEPER. No, sir; I do not remember any.

Mr. MARTIN. Was he concerned in any way in the action brought by the Secretary of the Interior against those newspaper men over there?

Mr. SLEEPER. I do not know.

Mr. MARTIN. You do not know whether he was concerned in that or not?

Mr. SLEEPER. No, sir.

Mr. DOUGLAS. Can you give me any idea how near you are through?

Mr. MARTIN. Yes; I am very near through. Up to and including 1908 the report of the director of public lands was included in the report of the Philippine Commission, which was sent on here to Washington, presumably to the Secretary of War, was it not?

Mr. SLEEPER. I sent my reports to the Secretary of the Interior. What he did with them I do not know, except that it has been published at times.

Mr. MARTIN. I ask you, then, if you really know whether your annual report up to and including 1908 was embodied in the Philippine Commission report made to the Secretary of War?

Mr. SLEEPER. I believe there was some general letter or circular sent around stating that the annual report hereafter would have to be modified in size and would not be published. I do not know when that was.

Mr. MARTIN. As the result of that circular, or whatever was sent around, your report for 1909 was omitted from the report of the Philippine Commission made by the Secretary of War here in Washington?

Mr. SLEEPER. The same as other Government bureau reports in Manila.

Mr. MARTIN. So that that report and that information was not available in the Philippine Commission report for 1909, as it had been for the preceding years?

Mr. PARSONS. It was published in Manila, was it not?

Mr. SLEEPER. No, sir.

Mr. MARTIN. It was here in Washington?

Mr. SLEEPER. It was in the Bureau of Insular Affairs.

Mr. MARTIN. It was in the Bureau of Insular Affairs?

Mr. SLEEPER. I presume it was.

Mr. MARTIN. In what form was it in that bureau?

Mr. SLEEPER. It was in the form of a typewritten report.

Mr. MARTIN. It was not printed for distribution and was not available to Members of Congress, for instance, in printed form?

Mr. SLEEPER. It was not. I never had it printed in Manila.

Mr. MARTIN. I bring that fact out in connection with the difficulties that were experienced in getting that report until it was furnished, along toward the close of Congress, by the Secretary of War, after it had been called for once or twice before. Now I want to ask one or two more questions.

Mr. PARSONS. Is that a question or a statement?

Mr. MARTIN. If Mr. Sleeper wants to say anything with reference to it, very well.

The CHAIRMAN. Go ahead.

Mr. MARTIN. This agricultural fund of \$100,000—

Mr. DOUGLAS. That is the loan fund—to loan to tenants.

Mr. MARTIN. That was first to be applied in Cavite Province, was it not?

Mr. SLEEPER. No, sir; I think it was first to be applied in Laguna Province.

Mr. MARTIN. Did it not designate one certain province?

Mr. SLEEPER. I think it designated certain estates.

Mr. MARTIN. What is that?

Mr. SLEEPER. I think it designated certain estates. I originally recommended that certain estates come under the provisions of that fund, because we wanted to get them under cultivation; they were high-priced land, like the Santa Rosa estate. That was the estate I was principally interested in at that time.

Mr. MARTIN. But it especially mentioned the encouragement of sugar production, did it not?

Mr. SLEEPER. Yes.

Mr. DOUGLAS. The act will speak for itself.

Mr. MARTIN. I call your attention to this in regard to that. It says:

Loans will be made for the sole purpose of stimulating the production of sugar, and can only be made on certain lands of the railroad company, which estates are owned by the Sugar Mill Co.

That is the statement that has been made in connection with this matter.

Mr. DOUGLAS. By you on the floor, do you mean?

Mr. MARTIN. You will find it in the Congressional Record. Now, what I want to ask is this: Is it not a fact that that fund was originally ordered to be applied only to sugar estates, and that thereafter it was enlarged?

Mr. SLEEPER. That was my original intention, to assist the cultivation of sugar on these estates where the men had lost their mills and their caraboes and everything else.

Mr. MARTIN. Afterwards you enlarged it to include other estates?

Mr. SLEEPER. Yes, sir; we enlarged it and extended it to certain other estates.

Mr. MARTIN. Did you not extend it to certain other estates in about August, 1908?

Mr. SLEEPER. August 21, 1908.

Mr. MARTIN. August 21, 1908; and one of those estates that you ordered it extended to was the Tala estate?

Mr. SLEEPER. Yes.

Mr. MARTIN. Can you state whether the Tala estate has ever gotten any part of that fund in any manner, or has any part of that fund been expended upon the Tala estate?

Mr. SLEEPER. I think so.

Mr. MARTIN. How much?

Mr. SLEEPER. I do not know. I would have to look the records up.

Mr. MARTIN. I would like to know how much of that fund has been expended on the Tala estate, and for what purpose?

Mr. SLEEPER. Yes, sir.

Mr. MARTIN. Now, I am almost through. I want to ask how or why it was that Mr. Carpenter's name was omitted from the report of the director of public lands for 1909?

Mr. SLEEPER. From what?

Mr. MARTIN. This lease to Mr. Carpenter on the Tala does not appear in this report, or what is called the report, that was sent to Congress by Secretary Dickinson, Document No. 914.

Mr. SLEEPER. No, sir; it does not appear in the specific name—in his name.

Mr. MARTIN. The lease had also been made some months prior to the 1908 report and it does not appear there. Is it the practice in your office in making up its annual reports to omit such an item as an option to lease 12,000 or 15,000 acres of land?

Mr. SLEEPER. The area of land leased is included in this report, to Mr. Carpenter; it is not mentioned by name, as being to Mr. Carpenter, but neither is anybody else's name mentioned. The number of leases that he had signed at that time is included in the area of the Tala estate as reported.

Mr. PARSONS. Is there the same situation in regard to the report for 1908?

Mr. SLEEPER. Yes, sir. I do not think any of them were mentioned by name.

Mr. MARTIN. Here in Document No. 914, on page 14, this being the report for 1909, it is stated down there next to the last paragraph that "it is anticipated that the following estates will be placed on sale during the year," the first estate mentioned being the Tala.

Mr. SLEEPER. Yes.

Mr. MARTIN. The fact is that that estate had been leased to Mr. Carpenter, with the option to purchase all the unoccupied land on it and all the unoccupied land that might become vacant, more than a year before this statement was made here?

Mr. SLEEPER. Yes.

Mr. MARTIN. The fact is that that lease is not mentioned or specifically referred to in either the 1908 or 1909 report?

Mr. SLEEPER. Or any other reports, except the special reports calling for names.

Mr. DOUGLAS. No other name; no other lease, he means.

Mr. SLEEPER. The name of the lessee.

Mr. MARTIN. You mention a preliminary contract as having been entered into during the previous year for the Tala estate. That is mentioned at page 82 of this document, number 914.

Mr. PARSONS. That is in the appendix.

Mr. MARTIN. Yes. You allude there, or refer there, to the Tala estate?

Mr. SLEEPER. Yes.

Mr. MARTIN. At page 82 it says:

The balance of the estate, for which a preliminary contract was made during the previous year, will soon be leased and occupied.

Leaving out the matter of reporting the name, there really is not any way in which a person could take either the 1908 report or the 1909 report and determine that this lease has been made?

Mr. SLEEPER. No; any more than he could any other lease.

Mr. MARTIN. I am not mentioning Mr. Carpenter. They could not determine from this that this lease had been made to any other person?

Mr. SLEEPER. No, sir.

Mr. DOUGLAS. Nor any other lease to any person?

Mr. SLEEPER. Nor any other lease, except that so much land had been leased.

The CHAIRMAN. In other words, your annual reports do not give the names of any lessees?

Mr. SLEEPER. No, sir.

Mr. PARSONS. What was the cause of the delay between the preparation and sale in regard to the Piedad estate?

Mr. SLEEPER. We had a limited number of clerks and employees to do this work. We also had a limited appropriation, and therefore we had to take the estates as we would come to them and work them out and put them on sale, and it culminated this year in rushing to final sale, classification, and so forth, within the last year, following out the ideas of the legislature out there that they did not want to expend only so much money per year on the friar-land administration.

Mr. HAMILTON. Was this rushing of the friar-land matter connected in any way with any discussion in Congress?

Mr. SLEEPER. No, sir; this investigation has delayed, I might say, my bureau two months in the culmination of this matter.

The CHAIRMAN. You say that the Piedad estate has been practically all sold? Was it or not sold to tenants?

Mr. SLEEPER. Yes; most of it was sold to former tenants.

Mr. HAMILTON. Is this Piedad estate treated in any other way than any other estate in these reports?

Mr. SLEEPER. No, sir; just the same.

Mr. PARSONS. Was there any suggestion that it was just as well to leave estates to be largely occupied later, because the tenants would be better able to purchase later on, because they would have more carabaos, and so on?

Mr. SLEEPER. That was a fact. I made that report myself.

Mr. PARSONS. Where is that mining claim to which you referred?

Mr. SLEEPER. At Masbate.

Mr. PARSONS. How far is that from Manila?

Mr. SLEEPER. It is about a 30 or 35-hour trip from Manila in a steamer.

Mr. PARSONS. Did you have any knowledge of these orders issued by the Secretary or the Governor General as to permitting employees to enter business?

Mr. SLEEPER. No, sir.

Mr. PARSONS. The Mr. Gilbert referred to in connection with the Miller matter was the Mr. Gilbert who was formerly a Member of Congress?

Mr. SLEEPER. Yes.

Mr. PARSONS. How can anybody get lands in Baguio?

Mr. SLEEPER. By purchasing them at public auction.

Mr. PARSONS. Is that the only method?

Mr. SLEEPER. That is the only way at the present time, except to buy them from somebody else who has already purchased at public auction.

Mr. HAMILTON. This prohibition as to engaging in business, is it a statute or a rule?

Mr. SLEEPER. I understand it is a rule of the Civil Service Board in the nature of an executive order.

Mr. HAMILTON. Have you the exact language anywhere about you?

Mr. SLEEPER. No; I think it is here, though.

Mr. HAMILTON. I would suggest that you incorporate that in your testimony.

(The order referred to is as follows:)

[Civil Service Rules.—Executive Order No. 5.]

THE GOVERNMENT OF THE PHILIPPINE ISLANDS,

EXECUTIVE BUREAU,

Manila, P. I., January 9, 1909.

In the exercise of power conferred by the act of Congress of July 1, 1902, known as the "Philippine bill," and by act No. 1698 of the Philippine Commission, known as the "Revised civil-service act," the Governor General hereby approves and promulgates the following civil-service rules prepared and certified by the director of civil service, in lieu of the civil-service rules promulgated September 1, 1904, and amendments thereof.

\* \* \* \* \*

RULE XIII.—*Prohibitions and penalties.*

5. No officer or employee shall engage in any private business, vocation, or profession, or be connected with any commercial undertaking, or lend money on real or personal property without written permission from the chief of the bureau or office in which he is serving, and of the Governor General or proper head of department. As a general rule, in any enterprise which involves the taking of time, this prohibition will be absolute in the case of those officers and employees whose remuneration is fixed on the assumption that their entire time is at the disposal of the Government; if granted permission to engage in a business requiring time of applicant, copies must be furnished the director.

Mr. PARSONS. In this map you have here of these friar lands, within 60 kilometers of Manila, I notice on the Calamba estate, in green, some land apparently belonging to the Philippine Sugar Estates Development Co.

Mr. SLEEPER. Yes; that is one of the parcels I spoke of in my statement.

Mr. PARSONS. Reserved by the friars?

Mr. SLEEPER. Yes.

Mr. PARSONS. Is that so in every case where the Philippine Sugar Estates Development Co. appears?

Mr. SLEEPER. I beg your pardon?

Mr. PARSONS. In all these cases where the Philippine Sugar Estates Development Co. appears on this map in green, has that been reserved from sale by the friars?

Mr. SLEEPER. Yes.

Mr. PARSONS. What is the Philippine Sugar Estates Development Co.?

Mr. SLEEPER. It is a corporation which formerly owned some of the estates which were purchased, known as the friar estates.

Mr. PARSONS. The San Isidro and San Jose estates given here, are those friar estates?

Mr. SLEEPER. No; I think they are private estates. One of them I know is, and I think they both are.

Mr. DOUGLAS. In the administration of the fund of ₱100,000, which was appropriated to assist tenants, I want to know what you know of any attempt to so administer that fund as to benefit the Manila Railway Co. or any other person or corporation whatsoever, except the men—the individual land owners who had suffered, the cultivators of the soil—for whose benefit the fund was desired?

Mr. SLEEPER. There was no attempt to administer the funds for the benefit of anybody but the cultivators of the soil, at any time, and no amount of that money has gone from that fund to benefit anybody else.

Mr. DOUGLAS. What have you to say to the charge made by Mr. Martin that the money was spent for the sole purpose, or the loan was made for the purpose, of stimulating the sale of sugar on certain estates which are reached by the lines of the Manila Railway Co.?

Mr. SLEEPER. It is absolutely false.

Mr. DOUGLAS. What have you to say with reference to the intimations made by the question asked you about the publication of the lease to Mr. Carpenter, as to whether you or anyone in your office, to your knowledge, or any member of the Philippine Government, has ever at any time or in any manner suggested to you or to anyone that they acknowledged the advisability of suppressing the leases made to Mr. Carpenter from publication?

Mr. SLEEPER. I have never heard any remarks or intimations except from Mr. Carpenter himself, after the attack made on him.

Mr. DOUGLAS. What do you mean by that—that he wanted it suppressed?

Mr. SLEEPER. No; but he was turning over in his own mind whether he ought to do it or not.

Mr. DOUGLAS. Do what?

Mr. SLEEPER. Relinquish his lease, if he could, but I told him he could not.

Mr. DOUGLAS. You told him he could not?

Mr. SLEEPER. Yes.

Mr. DOUGLAS. And has he asked you, or have you asked anybody, or have you connived in any way, directly, or indirectly, to suppress the fact in any reports made to anybody above you or below you that anybody had made such a lease?

Mr. SLEEPER. No, sir.

Mr. DOUGLAS. In the next place, have you any desire yourself, Capt. Sleeper, to further explain the fact that you, at some time, a number of years ago, became interested in some mining proposition out there?

Mr. SLEEPER. Except as a matter of business; I used to put up \$25 a month to a prospector, who finally located a claim for me, and we found there was a lead in the claim, and we went on developing until we are now getting a mine there. It was in a country that was absolutely undeveloped, and no mining done. At the time I did this I was in the service of the city of Manila, and at the time I accepted my appointment I spoke to Gov. Wright about this thing, and he

said it could continue right along, he would not make any objections to that; but that I should not go into any new land ventures at all, and I agreed to that.

The CHAIRMAN. You were not an officer of the Philippine Government?

Mr. SLEEPER. I was an officer of the city of Manila, which is a part of the Philippine Government, but under separate organization.

Mr. MADISON. Had you filed on your mining claim at the time you became an employee of the Government?

Mr. SLEEPER. Had I filed on it?

Mr. MADISON. Yes.

Mr. SLEEPER. Yes; I had been staking a prospector down there, and the claim was in my name.

Mr. MADISON. You had actually located the claim and had made your filing upon the claim?

Mr. SLEEPER. Yes; I had been down on the ground.

Mr. MADISON. Before you became an employee of the Government?

Mr. SLEEPER. Yes; I think about a year before.

Mr. MADISON. Now, I want to ask another question. What notices are given of the sales at Baguio, the auction sales of leases?

Mr. SLEEPER. They are advertised in the daily papers of Manila, and are advertised in the bulletins of the office of public lands, and also on the property at Baguio.

Mr. MADISON. What notice is given?

Mr. SLEEPER. Seven days, I think.

Mr. MADISON. How far is Baguio from Manila?

Mr. SLEEPER. I think it is 155 miles.

Mr. MADISON. Reached by railroad?

Mr. SLEEPER. All but 17 miles is reached by railroad.

Mr. WORCESTER. For the sake of getting the matter in the record where it belongs, may I ask Capt. Sleeper two very brief questions?

The CHAIRMAN. Yes.

Mr. WORCESTER. Capt. Sleeper, a good deal has been made here, apparently, of the time that elapsed before the sales began on estates which had already been leased to their occupants, and the statement has been made by Mr. Martin on the floor of the House that the rental paid by lessees conferred upon them no rights connected with their holdings. Will you state to the committee whether that statement by Mr. Martin is true, or whether it is true under the law and the rulings of the department of the interior that the leasing of land by an occupant entitles him to purchase that land, and that every payment he makes on account of rental constitutes a part payment of the purchase price so that this change between the lease column and the sales column is quickly made when the time comes for it, and is, in effect, a book transaction, and the rights of the tenant to his land are protected from the day he takes out his lease?

Mr. SLEEPER. That is true.

Mr. WORCESTER. The suggestion has been very broadly made here that action on the friar estates has been expedited as a result of this investigation. Is it or is it not true that at the time I prepared my special report to the Secretary of War I called upon you for a statement as to the probable progress which would be made in disposing of the estates, and that instead of having got ahead faster than we

expected, we have got ahead more slowly than we expected at that time and are going to be about two months late?

Mr. SLEEPER. Yes; that is true.

Mr. WORCESTER. That is all.

The CHAIRMAN. The committee will stand adjourned until 10 o'clock next Monday morning.

(Thereupon the committee adjourned until Monday, December 19, 1910, at 10 o'clock a. m.)

The lease to Emilio Aguinaldo, referred to by Capt. Sleeper at page 289 of these hearings, is as follows:

[B. L. Form No. 26.]

[Philippine Islands, Province of Cavite, Imus estate. Temporary lease No. 3605. Annual rental, ₱420.]

This Indenture, made and entered into in duplicate this 22d day of May, 1907, by and between C. H. Sleeper as director of lands, with cedula No. A-1479174, 190-, acting herein for and on behalf of the Government of the Philippine Islands, as authorized by the provisions of the friar lands act, No. 1120, as party of the first part, and Emilio Aguinaldo, — of age, a resident of the barrio of Cavite Viejo, municipality of Novaleta, Province of Cavite, by occupation a farmer, married, with cedula No. 162967, 1907, party of the second part:

Witnesseth that the party of the first part, for and in consideration of the rents, covenants, stipulations, and conditions hereinafter stated and hereby agreed to be paid, observed, and performed by the party of the second part, does hereby lease, let, and demise unto the party of the second part the following-described tract of land, lying and being in the municipality of Imus, Province of Cavite, Philippine Islands, and being a portion of the Imus estate, the property of said Government, to wit: One parcel, Baldío, barrio of Paliparan, 262 H. 50 A.; Bosque, barrio of Paliparan, 787 H. 50 A.

Bounded on the north by a line beginning on the east bank of Baluctot River and extending in an easterly direction to a point on the west bank of the Embarcadero River; bounded on the east by the Embarcadero River; bounded on the south by the southern boundary of the Imus estate; bounded on the west by the Baluctot River.

Containing an area of 1,050 hectares, — ares, and — centares, for the period of — years, dating from the 1st day of January, 1907.

In consideration whereof, and recognizing the said lands as the property of said Government, the party of the second part hereby agrees to pay to the director of lands or his representative, at such place as he may designate, as rental for said premises, the sum of \$210 and — cents, United States currency, per annum, and to pay said sum on the date following, to wit, \$210 on December 31, 1907.

In further consideration, and as an essential condition of this lease, it is expressly understood and agreed that this lease shall terminate and expire on the 31st day of December, A. D. 1907, and that no presumption of renewal or continuation beyond that day can arise, the party of the second part hereby expressly renouncing and waiving all rights conferred in this regard by the provisions of article 1566 of the civil code. The party of the second part hereby further waives and renounces any rights to notice or demand for payment of rent mentioned in section 80 of the code of civil procedure, as well as all other periods of grace, and agrees that the director of lands may annul and terminate this lease should the party of the second part fail or refuse to pay the above stipulated rental in the sums and at the times and place hereinbefore agreed upon. The party of the second part hereby further waives and renounces any right he may have under the provisions of article 1554 of the civil code, to be placed or maintained in peaceable possession of the premises hereby leased, and also any right he might have under the provisions of article 1575 of the civil code, to any reduction of rent on account of any loss or damage suffered by reason of any extraordinary or unforeseen fortuitous events.



Said party of the second part expressly agrees that he will not assign or transfer this lease, or subrent or sublease said lands, or any part thereof, without first securing the written permission of said party of the first part.

It is hereby expressly understood and agreed by and between the parties hereto, that the land herein designated in the description as "bosque" land shall pay a rental at the rate of forty centavos (₱.40) Philippine currency per hectare for each of the two (2) years immediately following the expiration of the one (1) year for which the within lease is hereby executed.

And it is further expressly understood and agreed that, at such a time as the hereinbefore described lands become subject to purchase, the within named lessee shall be entitled to purchase the aforementioned lands described as "baldio," at the minimum rate at which lands on the Imus estate, classed as "baldio," are to be sold.

That the within-named lessee shall be entitled to purchase the lands, hereinbefore designated as "bosque," at the minimum rate at which lands on the said estate, classed as "bosque," are sold; it being expressly understood that the said lands, by reason of work performed and moneys expended in improvements thereon, shall not be considered as of enhanced value at the time when the same become subject to sale, but shall be considered as of the value and in the same conditions in which the same are found on the date of the execution of the within instrument.

In witness whereof the parties hereto have hereunto set their hands.

C. H. SLEEPER,  
*Director of Lands.*

EMILIO AGUINALDO.

Signed by the party of the second part in the presence of—

C. D. BEHRENS,  
CANDIDO SAYOC.

Approved:

JAMES F. SMITH,  
*Acting Secretary of the Interior.*

Certified correct:

C. H. SLEEPER,  
*Director of Lands.*

## INVESTIGATION OF THE INTERIOR DEPARTMENT OF THE PHILIPPINE GOVERNMENT.

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HOUSE OF REPRESENTATIVES,  
COMMITTEE ON INSULAR AFFAIRS,  
*Monday, December 19, 1910.*

The committee met to-day at 10 o'clock a. m.

In the absence of the chairman, Hon. Edgar D. Crumpacker presided. Present: Messrs. Crumpacker, Hamilton, Hubbard, Graham, Parsons, Davis, Madison, Douglas, Jones, Page, Garrett, Helm, Rucker, and Larrinaga.

Mr. CRUMPACKER. Mr. Worcester, will you take the witness stand. Have you been sworn?

Mr. WORCESTER. No, sir; I have not been sworn.

### TESTIMONY OF MR. D. C. WORCESTER.

(The witness was sworn by the acting chairman.)

Mr. CRUMPACKER. Mr. Worcester, what position do you occupy in the Government of the Philippine Islands?

Mr. WORCESTER. I am the secretary of the interior, a member of the Philippine Commission, which is the upper house of our legislature, and chairman of the joint committee of the Philippine Legislature.

Mr. CRUMPACKER. What are the duties of that joint committee and its composition?

Mr. WORCESTER. The joint committee continues in session during the interim between the sessions of the legislature. It is made up of seven members of the commission and seven members of the Philippine Assembly. Its duties are in part to attend to the disbursement of what we call a calamity fund. The islands are subject to sudden misfortunes at times from violent storms, great fires that destroy whole towns, and earthquakes, and we have found that disbursements may be required to be made when the legislature is not in session. The committee further occupies itself with proposed laws which may be presented to it by the presiding officer of either house, and prepares its recommendations upon them for the legislature—gets them in shape for submission.

Mr. CRUMPACKER. It makes recommendations for legislation to the two houses?

Mr. WORCESTER. On such measures as may be submitted to it, but it does not itself originate measures.

Mr. CRUMPACKER. How long have you been secretary of the interior?

Mr. WORCESTER. Since the organization of the executive departments of the Government. I think my appointment bears date of September 1, 1901.

Mr. CRUMPACKER. Were you a member of the original Philippine Commission?

Mr. WORCESTER. Yes, sir; the so-called Schürman Commission.

Mr. CRUMPACKER. When were you appointed on that commission?

Mr. WORCESTER. I think my appointment was dated during the last week of December, 1898. We left for the Philippines the first of January, 1899.

Mr. CRUMPACKER. Have you been connected with the Government of the Philippine Island from that time until the present time?

Mr. WORCESTER. I have, sir. I have held office continuously. My membership in the first Philippine Commission continued until my appointment to the second Philippine Commission.

Mr. CRUMPACKER. State whether or not you have a general acquaintance with the Philippine Islands—those that are inhabited—the lands, climate, and topography of the islands.

Mr. WORCESTER. I have a pretty general acquaintance with all of the islands, both inhabited and uninhabited. I visited the Philippines twice during the Spanish régime and traveled quite steadily during those visits, and the nature of my work since the American occupation has been such as to involve frequent trips through the islands.

Mr. CRUMPACKER. You have written a book on Philippine affairs, I believe?

Mr. WORCESTER. I wrote an account of our experience there after my return from my second trip, and about the time that the Philippine Islands began to excite interest in this country.

Mr. CRUMPACKER. As secretary of the interior, what control do you have of the public lands?

Mr. WORCESTER. The bureau of lands is one of the several bureaus which come under the executive control of the secretary of the interior. The director of that bureau is my immediate subordinate, his acts are subject to my approval, and I am, in short, the responsible officer in connection with public-land and friar-land transactions.

Mr. CRUMPACKER. What is the area of agricultural lands in the islands, approximately?

Mr. WORCESTER. One can only make a guess. Any statement that is made on that subject is subject to correction. We estimate the agricultural lands, occupied and unoccupied, at about 65,000,000 acres.

Mr. CRUMPACKER. How many acres are in private ownership?

Mr. WORCESTER. According to the last census there are some 2,250,000 parcels in the Philippines, covering about 20,000,000 acres, which might probably become lands privately owned if the occupants cared to take the trouble to establish their titles. In point of fact, at the time these figures were compiled only about 6,000 titles had been established.

Mr. CRUMPACKER. Covering how many acres?

Mr. WORCESTER. I have not that information.

Mr. CRUMPACKER. About how many acres of those lands in private ownership are cultivated?

Mr. WORCESTER. I could not give you any statement which would cover the islands as a whole without going back to the census. I can give you statements for specific provinces. In the Province

of Nueva Ecija, for instance, where my nephew's land is situated, 29.6 per cent of the total land included in farms is estimated to be cultivated. This makes 4.76 per cent of the total lands in the province. In Mindoro, where the San Jose estate is situated, 3.9 per cent of the total area of lands is estimated to be included in so-called farm lands; that is, lands claimed by private individuals. Of this 8.2 per cent is cultivated, making a total of 0.32 per cent of the total lands in that island at present under cultivation.

Mr. CRUMPACKER. What is the area in square miles of the Island of Mindoro?

Mr. WORCESTER. It is 3,851 square miles.

Mr. CRUMPACKER. What is the general character of the agricultural lands in that island?

Mr. WORCESTER. Mindoro is considered to be potentially one of our very richest islands agriculturally. It is mountainous in the interior, but to the eastward and westward of the central mountain range there are very extensive alluvial plains containing lands perhaps as rich as can be found anywhere in the Tropics. On the whole, it may be said, that a large part of the land of the island can be cultivated advantageously if labor can be found. The conditions of the land and soil are such as to make cultivation feasible.

Mr. CRUMPACKER. Following the enactment of the law providing a temporary government for the Philippine Islands, known as the organic law, the Philippine Commission enacted what is called the public land law, down there, No. 926?

Mr. WORCESTER. Act No. 926; yes, sir.

Mr. CRUMPACKER. That provides for the administration and disposition of the public lands?

Mr. WORCESTER. Yes, sir.

Mr. CRUMPACKER. As distinguished from the friar lands?

Mr. WORCESTER. Yes, sir.

Mr. CRUMPACKER. Then some time thereafter the commission enacted a law providing for the administration and disposition of the friar lands; I believe it is No. 1120?

Mr. WORCESTER. Yes, sir.

Mr. CRUMPACKER. Do you know why the administration of the friar lands was not provided for in the public-land act?

Mr. WORCESTER. Yes, sir. In the organic act Congress distinguished plainly between public lands and friar lands. They apparently recognized the fact that the public lands of the Philippine Islands were the property of the United States Government under the control of Congress and desired to prevent the Philippine Commission from assuming control of those lands, because they expressly provided that such legislation as the commission might enact should be submitted for the approval of the President and by him be transmitted to Congress to await during a certain period the action of Congress before it became effective. It was provided that if Congress did not act within this period, it should then become effective, whereas the Philippine Commission was left free to enact legislation relative to the disposition of the friar lands, it being expressly stated that they should become a part of the public property of the Government of the Philippine Islands, and in point of fact the commission did enact a law covering this subject, which took effect some three months before the public land act took effect in the Philippines.

Mr. CRUMPACKER. How long after the public-land act was made was the friar-land act made?

Mr. WORCESTER. You refer to the time of enactment?

Mr. CRUMPACKER. Yes, sir; the time of enactment.

Mr. WORCESTER. The public-land act was enacted on October 7, 1903, but it did not take effect until the 26th of July, 1904, owing to the necessity of transmitting it to the United States and awaiting the action of the President and Congress. The friar-land act was enacted on April 26, 1904, and took effect upon its passage.

Mr. CRUMPACKER. That act, for the purposes of administration, became operative from and after its passage?

Mr. WORCESTER. Yes, sir.

Mr. CRUMPACKER. The public-land act, providing for the administration of the public domain proper, did not become operative for administrative purposes until after it had been submitted to and approved by the President and referred to Congress, and until the ensuing session of Congress had adjourned without making any change?

Mr. WORCESTER. That is correct.

Mr. CRUMPACKER. In the friar land act was the purpose of the commission expressed in the preamble, or the idea of the commission respecting the operation of the organic act on friar lands and public lands, respectively, expressed in the preamble?

Mr. WORCESTER. Yes, sir.

Mr. CRUMPACKER. Will you read what the preamble says on that subject?

Mr. WORCESTER. Yes, sir.

Whereas the said lands are not public lands in the sense in which those words are used in the public-land act, No. 926, and can not be acquired or leased under the provisions thereof, and it is necessary to provide proper agencies for carrying out the terms of said contracts of purchase and the requirements of said act of Congress with reference to the leasing and selling of said lands and the creation of a sinking fund to secure the payment of the bonds so issued: Now, therefore, etc.

Mr. CRUMPACKER. Now, for the purposes of administration, Mr. Worcester, state if the friar lands were attempted to be disposed of or administered under and subject to the limitations contained in that section of the organic act that avowedly referred to the public lands.

Mr. WORCESTER. No, sir; never. We did not consider that that section had anything to do with the friar land administration at all or imposed any limitations upon us in disposing of them.

Mr. CRUMPACKER. Was it suggested by anybody there that it did?

Mr. WORCESTER. No, sir; not to my knowledge.

Mr. CRUMPACKER. Was the friar-land act amended later?

Mr. WORCESTER. It was; yes, sir.

Mr. CRUMPACKER. By act No. 1847 of the Philippine Legislature?

Mr. WORCESTER. It was; yes, sir.

Mr. CRUMPACKER. That amendment was made by the legislature as distinguished from the commission?

Mr. WORCESTER. It was made by the Philippine Legislature, sir.

Mr. CRUMPACKER. And upon whose recommendation was the amendment made?

Mr. WORCESTER. The amendment was made upon the recommendation of the director of lands and upon my own recommendation. As the act was originally drafted—it was drafted when I was absent on leave in the United States—and as it was passed it made all of the

provisions of chapter 2 of the public land act, relative to the sale of public lands, applicable to the unoccupied friar lands and created an absolutely impossible situation. There were various provisions there which could not be complied with. I would like to call the attention of the committee to the nature of some of the provisions thus made applicable to those lands. One of those provisions was that land should be surveyed in continuous legal subdivisions. This was manifestly impracticable. Wherever the unoccupied land abutted upon occupied land the divisions would necessarily be very irregular and unless we wished to leave unsold numerous intervening tracts of land, that provision could not be carried out. It provided for the advertising in the papers of the proposed sale. This was obviously necessary in connection with the public lands, but it would have imposed a needless burden in connection with the friar lands.

Mr. DOUGLAS. Why was that?

Mr. WORCESTER. So far at least as owners were concerned, it would seem to be a needless provision. With our arrangement we publish bandillos in the neighboring towns. A bandillo is a sort of proclamation by a town crier. Proclaiming in that way, we get to the people who are really interested. A provision for the publication of a notice in a Manila paper relative to a proposed sale on the San Jose friar estate in Mindoro would absolutely fail of its purpose; the people concerned would never see such a paper.

Mr. DOUGLAS. The advertisement provided for is an advertisement in a newspaper in Manila?

Mr. WORCESTER. Yes, sir; or in the vicinity of the locality. In most of those places there are no such papers.

Mr. DOUGLAS. You claim with reference to that portion of the friar land which was occupied, it was an unnecessary and useless thing to do, but why with reference to the unoccupied lands any more than the public lands?

Mr. WORCESTER. That would depend on where the public lands might be situated. If the public lands were in some remote out of the way place, the necessity would be the same in both cases. The point is this, that this advertisement would not reach the people who might be interested as the advertisement by bandillo would. That has to be published in the neighboring towns and villages which abut upon the lands themselves.

Mr. HAMILTON. The advertisement by bandillo is by the crier going to the town and proclaiming that there will be a sale?

Mr. WORCESTER. Yes, sir; he reads it in the native dialect.

Mr. HAMILTON. In that case the notice is brought home to the natives?

Mr. WORCESTER. Yes, sir; as far as possible to those interested.

Mr. CRUMPACKER. You have been explaining the necessity for the amendment to the friar-lands act. Was that amendment proposed or discussed by the joint legislative committee?

Mr. WORCESTER. It was discussed by the joint committee of the legislature. I myself called the attention of the committee to the fact that such an act would be submitted and to its purposes.

Mr. CRUMPACKER. How many members of the assembly were present at the meeting when this amendment was proposed?

Mr. WORCESTER. It was a regular meeting of the committee, and the Filipino members were usually all present. I can not say as to that specific meeting, probably five or six of them.

Mr. CRUMPACKER. Did the proposed amendment meet with any opposition in either branch of the legislature?

Mr. WORCESTER. None whatever. It was passed unanimously by both houses, and afterwards reenacted in a subsequent amendatory act which originated in the lower house and was presented to that house by the chairman of the friar-lands committee.

Mr. CRUMPACKER. That was No. 1933?

Mr. WORCESTER. Yes, sir.

Mr. CRUMPACKER. That act originated in the assembly?

Mr. WORCESTER. Yes, sir.

Mr. CRUMPACKER. After the enactment of the friar lands law, what steps were taken toward the surveying of the various estates?

Mr. WORCESTER. There were two estates for which no boundary surveys had been completed. Under the agreement with the friars we had the right to make boundary surveys in order to check up their statement as to the areas which we were purchasing. Surveys had not been made for the San Jose estate or for the Isabela estate, and it was obviously necessary to make them at once to avoid possible mistakes about the areas. Then we proceeded to take up the other estates in what was deemed to be the way best calculated to promote the ends of the Government in buying them—namely, to get the lands in the hands of owners as soon as possible.

Mr. CRUMPACKER. You surveyed the San Jose estate first?

Mr. WORCESTER. Yes, sir; we surveyed the San Jose estate first.

Mr. CRUMPACKER. That was a boundary survey?

Mr. WORCESTER. It was a boundary survey with the addition of a few topographical lines to show roughly how much of the estate might be irrigated.

Mr. CRUMPACKER. How expeditious were you in making the boundary surveys and parcel surveys of the various estates?

Mr. WORCESTER. I think a table has already been included in the record which shows that.

Mr. PARSONS. I asked that Capt. Sleeper prepare such a table, similar to the one on page 97 of the record.

Mr. CRUMPACKER. Did you make the surveys as expeditiously as you could?

Mr. WORCESTER. Yes, sir; at the outset the surveying force of the Bureau of Lands was very limited and it was difficult to get additional surveyors in the Philippines. The first measure we took was to make leases with the occupants of the lands so as to get them to recognize the title of the Government. In making those leases we accepted their statements as to the area of their holdings and as to the value of the land, in order to expedite the transaction just as much as possible. Later, as the surveyors progressed and we had definite information as to areas, these temporary leases were changed for other leases which embodied the exact facts and as rapidly as the surveys could be completed on the estates and the valuation could be completed, the estates were offered for sale.

Mr. CRUMPACKER. There could be no sales of the lands until there had been an actual survey?

Mr. WORCESTER. It was not only necessary to have an actual survey, but it was necessary to go through quite an elaborate process in order to determine the value of the different parcels of land.

Mr. CRUMPACKER. The occupants of the various public lands, in the first instance could only procure leases from the Government for their possession.

Mr. WORCESTER. That is all, but the leases conferred upon them the right to purchase.

Mr. CRUMPACKER. Did the lease fix a rental?

Mr. WORCESTER. The lease fixed a rental.

Mr. CRUMPACKER. State if it provided that the money paid for rents should be applied on the purchase price of the land.

Mr. WORCESTER. The lease did not so state, but the administrative regulations of the bureau, with which tenants were made perfectly familiar, did provide for just that thing.

Mr. CRUMPACKER. In all cases of sale?

Mr. WORCESTER. Yes, sir.

Mr. PARSONS. I would like to inquire if we can have a copy of the regulations put in the record?

Mr. WORCESTER. Yes, sir; I will submit it to the stenographer for insertion at this point.

(The regulation referred to by Mr. Worcester follows:)

6. The purchaser of each parcel of land to be charged therefor according to the classification and the value as above obtained, less the rent which has been paid by such purchaser, provided that the rent he has paid pertains to the parcel of land he purchases. This is necessary on account of the fact that many purchasers will have paid rent for either greater or less areas than they will purchase. Some will purchase without having paid any rent. Others will have paid rent not in accord with the classification of their lands, and it is believed that it is the only way that equity may be obtained in the sale value of the land. (Report of Philippine Commission for 1906, p. 139, pt. 2.)

Mr. CRUMPACKER. In all cases of sale to tenants state if the purchaser was given credit for all amounts that were paid under the lease.

Mr. WORCESTER. Yes, sir. In each case all that had been paid by way of rental on a given tract of land was applied toward the purchase price.

Mr. CRUMPACKER. How many leases of friar lands are there in operation now?

Mr. WORCESTER. That is also shown in the table which Capt. Sleeper has been directed to prepare. I have a table which is complete up to the 1st of July, but we have now obtained by cable from Manila information which will complete it up to the 1st of December, and that is included in the record.

Mr. CRUMPACKER. In reading some of these reports I obtained information that the leases and sales of these friar lands up to date amounted to 36,261, and that of these lessees and purchasers 35,876 were occupants and tenants?

Mr. WORCESTER. That is correct, I think, up to July 1, 1910.

Mr. CRUMPACKER. State, Mr. Worcester, if any considerable number of tracts of land in possession of tenants exceed 16 hectares in area.

Mr. WORCESTER. Yes, sir; quite a large number of such tracts.

Mr. CRUMPACKER. What did you do in those cases?

Mr. WORCESTER. We rented them their holdings with the privilege of purchasing later.

Mr. CRUMPACKER. Covering the entire area claimed?



Mr. WORCESTER. Covering the entire area claimed by the occupant in each case.

Mr. CRUMPACKER. Do you know about the number of instances where a tenant occupied more than 16 hectares?

Mr. WORCESTER. That is shown in one of the tables which has already been submitted. Can you refer me to the table, Mr. Sleeper?

Mr. PARSONS. It is in the record on pages 194 and following.

Mr. WORCESTER. My recollection is that there were between 200 and 300.

Mr. CRUMPACKER. Mr. Worcester, what attempt was made to sell the San Jose estate by you or the director of lands with your knowledge?

Mr. WORCESTER. I, myself, was very much disappointed over the purchase of the San Jose estate in the first instance. I was familiar with conditions in Mindoro, having repeatedly visited the island, and I knew that less than 1 per cent of the land was actually under cultivation; that most of the land in the island already belonged to the insular government, and it seemed to me like a bad bargain.

Mr. CRUMPACKER. Do you know how the Government came to purchase the San Jose estate?

Mr. WORCESTER. Because it had to do it to complete the transaction, sir. The transaction was in the nature of a bargain. We had no right to compel the friars to sell. We did not get all we wanted from them and we had to take some things that we did not want, and among the things we did not wish for were these vacant estates, but in order to complete the transaction it was necessary that those estates should be included. Believing we had bought what was really a great tract of wild land, when we already had a sufficiency of such land, I visited the estate and found that the friars had shown their usual keenness in selecting land. It was a valuable piece of land, and I went over it enough to gain some fairly definite knowledge of the conditions there, so that I might interest people.

Mr. PARSONS. When was that?

Mr. WORCESTER. It was very shortly after the transaction was concluded. I can not give you the exact date without referring back to my notes. It was quite soon after the purchase.

Mr. PARSONS. What year?

Mr. WORCESTER. That was in 1904, I think, or possibly the latter part of 1903. Having familiarized myself to some extent with the nature of the land, I took every opportunity that presented itself to me to bring to the attention of possible purchasers the fact that there was a very fine tract of land there which the Government was prepared to sell. Whenever a man appeared who inquired about the possibility of obtaining agricultural lands in large quantities I called his attention to this estate.

Mr. CRUMPACKER. You stated that you were disappointed with the transaction. You mean with the original purchase of the estate?

Mr. WORCESTER. I mean that I regretted the necessity of including that estate in the original purchase. It seemed to me that we already had land enough in Mindoro.

Mr. CRUMPACKER. When did you first have a customer for this land who showed any disposition to buy it?

Mr. WORCESTER. Mr. Poole and Mr. Prentiss.

Mr. DOUGLAS. As I understand, you do not refer to the sale of this property to Poole?

Mr. WORCESTER. No, sir.

Mr. DOUGLAS. But you regretted the purchase of the land under the friar-land arrangement originally?

Mr. WORCESTER. I was disappointed with it in the first instance. I regretted it because, as there were no tenants on the estate, manifestly it would be very difficult to dispose of it.

Mr. CRUMPACKER. When did Messrs. Poole and Prentiss begin negotiations for the purchase of the land, or begin inquiries with a view to the prospective purchase of the land?

Mr. WORCESTER. They first went to the office of the director of lands, according to my recollection of the date, on the 12th of October, 1909.

Mr. CRUMPACKER. Did you know either of those gentlemen before they came to the land office with a view to buying land in the islands?

Mr. WORCESTER. No, sir. I had never seen either of them until brought to my own office, or heard of them, except through the director of lands, who said that they had visited him.

Mr. CRUMPACKER. What talk did you have with these gentlemen respecting the sale of the San Jose estate or any other friar lands in the islands?

Mr. WORCESTER. They had informed the director of lands that they were going to Mindoro to look at a large tract of privately owned land which they hoped to secure for a sugar estate. Following our usual policy, he called their attention to the San Jose estate and asked them why they should not purchase land on that, as we believed there were in that estate large tracts of land which were suitable for sugar growing. They told him that their attorney in Washington had informed them that that land could not be purchased in large tracts.

Mr. JONES. Were you present at the conversation?

Mr. WORCESTER. At the conversation between Capt. Sleeper and these gentlemen? No, sir; I was not present.

Mr. JONES. I submit that Mr. Worcester had better not tell what took place in a conversation at which he was not present. Capt. Sleeper has spoken of that.

Mr. HAMILTON. The substance of the conversation had been communicated to him.

Mr. JONES. He is undertaking to say just what took place.

Mr. CRUMPACKER. Under the rules of law, I submit that a conversation without the presence of the witness would not be admissible.

What, if anything, was said about the transaction?

Mr. WORCESTER. I was merely attempting to show how these gentlemen came to my office. I would like to modify my statement. It was reported to me by the director of lands that these gentlemen had visited his office and that he had attempted to interest them in the matter and that they had said they understood the land could not be purchased in large tracts. When he reported this fact to me I requested him to bring them to my office in order that I might explain to them the law. They were brought over in accordance with my request.

Mr. CRUMPACKER. What conversation occurred at that time between you and Messrs. Poole and Prentiss?

Mr. WORCESTER. I showed them the amendatory act and told them I thought that if their attorney had received such a reply as they represented the force of the amendment had not been appreciated in Washington—it had been overlooked; that I was perfectly satisfied of our right to dispose of this land, and that we were prepared to insure them a good title, and asked them if under those circumstances, they would not look at the land when they went to Mindoro and see if it would not suit their purposes better than that they had in contemplation.

Mr. CRUMPACKER. Did they claim in this conversation that the organic law prohibited the sale of unoccupied friar lands to individuals in larger tracts than 16 hectares or was that position based upon the original friar land act passed by the Philippine Commission.

Mr. WORCESTER. We did not go into the legal questions. So far as what had influenced the views of their attorney was considered, they simply said that their attorney had been given to understand in Washington that it could not be done. After I told them that I was perfectly certain that it could be properly and lawfully done, they said that in any event they would wish to consult with their attorney as to the law.

Mr. JONES. You said that you told them that they did not understand the nature of the amendment. What amendment did you refer to?

Mr. WORCESTER. I referred to the amendment to the friar land act which omitted the provision originally included in that act to the effect that the unoccupied lands should be sold subject to the provisions of chapter 2 of the public land act.

Mr. PARSONS. You said that Messrs. Poole and Prentiss said that they were going to Mindoro to investigate some privately owned land?

Mr. WORCESTER. Yes, sir.

Mr. PARSONS. What was the privately owned land?

Mr. WORCESTER. The friars when they removed their cattle from the San Jose estate took them to a tract which one of them informed me contained some 6,000 hectares—that is, 15,000 acres—to the south and slightly to the east of the San Jose estate, and was not connected with it. I understood that that was the tract of land. The friars were renting that land from private individuals.

Mr. PARSONS. Who owns that land?

Mr. WORCESTER. I doubted whether anyone owned any such stretch, and I requested the director of lands to investigate that question, fearing some one was trying to dispose of land which was really public land under the pretense of private ownership, and the result of that investigation showed that there were several extensive tracts of land to which title had been legitimately acquired, but no such single tract.

Mr. PARSONS. And owned by whom?

Mr. WORCESTER. Filipinos. I do not remember the names.

Mr. PARSONS. I thought the land immediately south and east was government lands?

Mr. WORCESTER. The land I speak of does not adjoin the San Jose estate.

Mr. PARSONS. How far is it from the San Jose estate?

Mr. WORCESTER. I can not tell offhand. We go by sea, passing from one place to the other, although it is possible to go on land.

Mr. PARSONS. Is that in the direction of Mangarin?

Mr. WORCESTER. It is beyond Mangarin; it is almost directly east of Mangarin.

Mr. PARSONS. Why could the friars pasture their cattle cheaper there than on the San Jose estate?

Mr. WORCESTER. They must have had a very low rental.

Mr. PARSONS. How is the rental on the San Jose estate fixed?

Mr. WORCESTER. We charge them so much a head, 30 centavos per head per year.

Mr. PARSONS. Do you know what they paid?

Mr. WORCESTER. No, sir. They told me what their rental was, but I can not remember it.

Mr. PARSONS. Do you know the names of the Filipinos who owned the land there, the large tract?

Mr. WORCESTER. I do not, sir.

Mr. CRUMPACKER. Did Poole or Prentiss say for whom they were negotiating in this first talk with you about the purchase of the lands?

Mr. WORCESTER. No, sir. I understood that they had means of their own. I suggested to them that they take land on this estate. I did not know myself how much of it would be considered suitable for sugar growing. I told them to go and look at it and see for themselves what we had there.

Mr. CRUMPACKER. They said that they desired lands for sugar purposes?

Mr. WORCESTER. They desired to establish a sugar estate.

Mr. CRUMPACKER. In that conversation was anything said about selling land to a corporation?

Mr. WORCESTER. Yes, sir. They were informed that corporations if authorized to engage in agriculture could not purchase more than 1,024 hectares of land; could not own or control it.

Mr. CRUMPACKER. Was any inquiry made of either of them as to whether he represented a corporation?

Mr. WORCESTER. No, sir. I told them what the law was with respect to corporations and did not consider it necessary to make any inquiry as to whether they proposed to break it.

Mr. PARSONS. Have you the map of Mindoro that you had the other day?

Mr. WORCESTER. You mean the large map?

Mr. PARSONS. The one with the character of land marked?

Mr. WORCESTER. No, sir. I think Mr. Houtz has it.

Mr. CRUMPACKER. What subsequent conversation did you have with these men relating to the San Jose estate?

Mr. WORCESTER. I do not remember that I had any further conversation with them prior to the purchase. Their subsequent dealings were with the director of lands.

Mr. CRUMPACKER. Did you consult the authorities here in Washington in relation to the sale of the San Jose estate to those men?

Mr. WORCESTER. I did not consult them, sir, until I was requested by cable to suspend action and report to the Secretary what had been done.

Mr. CRUMPACKER. In your first conversation with Poole and Prentiss did they say anything about purchasing the land for themselves, or did they say whether they were buying for themselves or acting as agents for somebody else?

Mr. WORCESTER. They did not.

Mr. CRUMPACKER. Was any inquiry made?

Mr. WORCESTER. I made no inquiry, sir. I took it for granted that they were men with capital, who had the price to pay for the land which they desired to get.

Mr. CRUMPACKER. When was this sale consummated; that is, when was the contract made?

Mr. WORCESTER. The contract was really consummated when I affixed my signature approving the sale certificate. That was on the 5th or 6th of December.

Mr. CRUMPACKER. What, if anything, did you know about the purchaser, as to whether he was buying for himself or for somebody else?

Mr. WORCESTER. I knew nothing further than I had known at the outset. The sale certificate provided that the transfer should be made to Mr. Poole or his nominees, and I understood he would attempt to finance the transaction, either swinging it himself or disposing of parts of the estate to others in the event that he could not swing it himself.

Mr. CRUMPACKER. When did Mr. Poole begin work on the estate?

Mr. WORCESTER. I have no immediate personal knowledge as to when he began work on the estate. My information is derived from the testimony of others.

Mr. CRUMPACKER. Did you know at the time that he began operations on the estate immediately after the certificate was signed by Mr. Sleeper?

Mr. WORCESTER. I knew of the time when he began operations on the estate.

Mr. CRUMPACKER. That was some time before you approved the certificate?

Mr. WORCESTER. I think it was; yes, sir.

Mr. CRUMPACKER. What caused the delay in your signing the certificate?

Mr. WORCESTER. A cablegram from the Secretary of War, sir.

Mr. CRUMPACKER. To what effect?

Mr. WORCESTER. I beg your pardon, the cablegram was from the Chief of the Bureau of Insular Affairs, under date of November 23, 1909, stating that the Secretary of War desired to have information by cable with reference to the proposed sale of this estate and that the sale should not be consummated until he had considered the question.

Mr. CRUMPACKER. Had you given any information to the War Department here relating to proposed sale before that?

Mr. WORCESTER. I had not, sir.

Mr. DOUGLAS. May I call your attention to page 42, where you seem to have written on October 21 to Gen. Edwards on the subject? I understood the question to be whether you had made any representation to the War Department in regard to this matter before you received the cablegram of November 23, which was addressed to the Governor General.

Mr. WORCESTER. No, sir; I did not understand that was the question. We had made representations to the department. The record will show.

(The stenographer read as follows:)

Mr. CRUMPACKER. What caused the delay in your signing the certificate?

Mr. WORCESTER. A cablegram from the Secretary of War, sir.

Mr. CRUMPACKER. To what effect?

Mr. WORCESTER. I beg your pardon, sir; a cablegram from the Chief of the Bureau of Insular Affairs, under date of November 23, 1909, stating that the Secretary of War desired to have information by cable with reference to the proposed sale of this estate and that the sale should not be consummated until he had considered the question.

Mr. CRUMPACKER. Had you given any information to the War Department here relating to the proposed sale before that?

Mr. WORCESTER. I had not, sir.

Mr. WORCESTER. I would like to modify that answer. On October 21, 1909, I had addressed a letter to Gen. Edwards informing him that two gentlemen were contemplating the purchase of considerable tracts of the San Jose estate; that they said they had been informed in Washington at the Bureau of Insular Affairs that the sale of friar lands was subject to the same limitations as that of public land. I called Gen. Edwards's attention to the amendatory act which had been passed with a view to doing away with that difficulty with reference to the unoccupied lands. Further, in view of the fact that the question had been raised relative to the legality of the proposed transaction, the Governor General sent a cablegram to the Secretary of War, which, of course, arrived more promptly than my letter could. My letter discussed the same matter more in detail than it was possible to discuss it by wire.

Mr. CRUMPACKER. Now, Mr. Worcester, the sale was finally consummated on the 4th of January, 1910—the sale was concluded?

Mr. WORCESTER. Yes, sir.

Mr. CRUMPACKER. What would have been the prospect of selling that estate under the conditions and limitations contained in section 15 of the organic act for the Philippine Islands?

Mr. WORCESTER. So far as we can see at present, sir, the sale would have been delayed indefinitely. There were no occupants at all on the estate to be considered. The population of Mindoro is only 7 to the square mile and a not inconsiderable proportion are wild people with no fixed abode. The estate had in its immediate vicinity large tracts of unoccupied, unclaimed agricultural public lands which could be purchased at a price lower than that of the friar lands.

Mr. CRUMPACKER. The estate or the Province?

Mr. WORCESTER. The Province. In the vicinity of the estate there were very large tracts of land, and the only possible object that anyone could have, so far as we could see, in purchasing this land rather than in purchasing neighboring public land, lay in the fact that they could buy it in large tracts.

Mr. CRUMPACKER. What was the price fixed by your department on the sale of public lands to homesteaders?

Mr. WORCESTER. It has been our constant practice to fix the lowest lawful price on lands both in sales and in leases.

Mr. CRUMPACKER. What is the minimum price of land in the Island of Mindoro, public land?

Mr. WORCESTER. The minimum price of public land, whether in the Island of Mindoro or elsewhere, is ₱10 per hectare, which is practically \$2 gold per acre.

Mr. CRUMPACKER. That is the selling price?

Mr. WORCESTER. Yes, sir.

Mr. CRUMPACKER. And these lands were sold for how much?

Mr. WORCESTER. At ₱32 per hectare, I believe.

Mr. CRUMPACKER. What do you know about the sale to the Mindoro Development Co.?

Mr. WORCESTER. The Mindoro Development Co. was Mr. Poole's nominee for a 200-hectare tract of land, and that was deeded to the company in accordance with the provisions of the sale certificate.

Mr. CRUMPACKER. At whose suggestion?

Mr. WORCESTER. At Mr. Poole's suggestion.

Mr. CRUMPACKER. Were there any negotiations connected with the transaction or did Mr. Poole simply nominate the Mindoro Development Co. to be the grantee of this 200-hectare tract?

Mr. WORCESTER. That was the transaction so far as its legal aspect is concerned. Upon hearing of the existence of the Mindoro Development Co., I took the first opportunity to interrogate Mr. Poole as to the relationship between that company and himself, and he told me the company was not interested in the production of sugar and was not going to engage in the production of sugar, by which I mean the growing of sugar, but that the company would erect a large mill somewhere on the estate at such site as might prove best after careful investigation, and would mill sugar for people who grew it on the estate and for others if they desired to raise the sugar cane and send it to the mill.

Mr. CRUMPACKER. Did he say anything about his relations with that company?

Mr. WORCESTER. I understand that he was the manager on the ground for the company.

Mr. CRUMPACKER. This company was the only other person or entity that he named to take any portion of this land?

Mr. WORCESTER. Yes, sir; so far as I know.

Mr. CRUMPACKER. Did he say anything to you about Horace Havemeyer, Charles H. Senff, and Charles J. Welch?

Mr. WORCESTER. I do not remember that Mr. Poole ever mentioned the names of those gentlemen to me. But I asked some one, probably the director of lands, if he knew whether Mr. Poole had succeeded in interesting anyone else, and my recollection is that he said to me that he understood that Mr. Welch was interested. I do not remember to have heard the name of Mr. Havemeyer or that of Mr. Senff mentioned in connection with the matter, except as I think it was stated in the newspapers out there that Mr. Havemeyer was interested.

Mr. CRUMPACKER. Was anything said in any of these conversations about the American Sugar Refining Co. being interested in that purchase?

Mr. WORCESTER. No, sir. The only corporation which, so far as I know, has ever demonstrated any interest in sugar matters in the Philippines is the Beet Sugar Growers' Association. I do not know that that is a corporation.

Mr. CRUMPACKER. Is the country adapted to beet-sugar production?

Mr. WORCESTER. No, sir. Their purpose has been to throttle the sugar industry of the Philippine Islands. One of the representatives of the beet-sugar interests came to my office at one time in Manila

and said to me that he desired to purchase sugar lands and intimated very adroitly, although he did not so state, that he represented corporate interests, and I told him what the law was with reference to acquiring agricultural lands in large tracts by corporations.

Mr. PARSONS. In regard to the friar lands?

Mr. WORCESTER. The law is the same so far as concerns the right of corporations to acquire lands. The law is that corporations authorized to engage in agriculture must by their charter be limited to the ownership and control of 1,024 hectares. There is no law which prohibits us from selling friar lands in excess of that amount to corporations, but there is law which prohibits them from owning or controlling them.

Mr. PARSONS. Did you say anything about friar lands which individuals could hold?

Mr. WORCESTER. Yes, sir; I told him there was no limit on that.

Mr. PARSONS. When was that conversation?

Mr. WORCESTER. I can not tell you exactly.

Mr. DOUGLAS. Who was it with?

Mr. WORCESTER. With Mr. Poole.

Mr. DOUGLAS. I mean the beet-sugar man.

Mr. WORCESTER. Perhaps I have misunderstood, Mr. Parsons.

Mr. PARSONS. I was referring to the beet-sugar man.

Mr. WORCESTER. I misunderstood your question entirely.

Mr. DOUGLAS. When and with whom did that conversation take place?

Mr. WORCESTER. I shall be able to give you the date, I think. It was prior to the time of Mr. Taft's visit to the Philippines with the delegation of gentlemen from Congress. I think Mr. Parsons will remember.

Mr. PARSONS. In August, 1905.

Mr. CRUMPACKER. Who was this man?

Mr. WORCESTER. Mr. Hathaway.

Mr. CRUMPACKER. Where is his home?

Mr. WORCESTER. In Michigan, I think.

Mr. CRUMPACKER. State whether the Mindoro Development Co. had complied with the Philippine law in relation to its right as a corporation to do business in the islands?

Mr. WORCESTER. It had, sir.

Mr. CRUMPACKER. Had you examined its charter before the conveyance was made to the company?

Mr. WORCESTER. No, sir; I had not. Under our law a corporation of that sort submits its charter to the division of archives, patents, copyrights, and trade-marks of the executive bureau and must obtain a certificate authorizing it to do business, and an investigation with reference to its right to do business is made there.

Mr. CRUMPACKER. State whether full payment was made for 4,200 hectares of land on the San Jose estate, I believe, prior to January 4, 1910?

Mr. WORCESTER. Yes, sir; I think so.

Mr. CRUMPACKER. And conveyance was made of 200 hectares of the tract to the Mindoro Development Co.?

Mr. WORCESTER. The conveyance to the Mindoro Development Co. was signed by me just prior to my departure from Manila on the 7th of November.



Mr. CRUMPACKER. And 4,000 hectares for which the purchase price was fully paid have not been conveyed to anyone?

Mr. WORCESTER. No, sir.

Mr. RUCKER. Has any request been made for the conveyance of the 4,000 hectares?

Mr. WORCESTER. I understand not.

Mr. CRUMPACKER. In connection with this transaction an opinion was obtained from the attorney general of the Philippine Government respecting the right to sell unoccupied friar lands in quantities in excess of 16 hectares?

Mr. WORCESTER. Yes, sir. In view of the fact that a legal question had been raised the director of lands thought that we should have the opinion of our law officer whose business it was to furnish opinions on these subjects, and we requested it and that was the opinion which governed our action.

Mr. CRUMPACKER. The law clerk of the bureau of public lands gave an opinion also?

Mr. WORCESTER. He gave an opinion prior to the opinion rendered by the attorney general.

Mr. CRUMPACKER. Mr. Worcester, what has the Mindoro Development Co. done toward improving the tract that it purchased?

Mr. WORCESTER. I understand that the Mindoro Development Co. is building and owns a railway which extends from the site of the proposed sugar mill to the water to the sea. At the time I was last on the estate there were some 6 miles of the roadbed graded and the pier had been partially completed. The frame work was up, but the planks were not laid on the pier. I have heard, but I have no personal knowledge of the matter, that some 12 miles of the railway have been completed now.

Mr. CRUMPACKER. That railroad runs off the San Jose estate and through other lands for several miles?

Mr. WORCESTER. Yes, sir.

Mr. CRUMPACKER. About how many miles does it run through other lands?

Mr. WORCESTER. I should say about 4 miles.

Mr. CRUMPACKER. Have any steps been taken toward the construction of a sugar mill by that company?

Mr. WORCESTER. I understand that the mill has not been received in the Philippine Islands as yet, but that it has been ordered.

Mr. CRUMPACKER. You may state if the proposition of Mr. Poole to purchase this land is the first and only one that the Government has had?

Mr. WORCESTER. It is the only proposition we have ever had.

Mr. CRUMPACKER. Has there been any opportunity to sell any of this land?

Mr. WORCESTER. We have never had another opportunity to sell a square foot of it.

Mr. CRUMPACKER. There has been no application on the part of Filipinos to buy small tracts even?

Mr. WORCESTER. No, sir.

Mr. CRUMPACKER. Now, where is the Isabela estate located?

Mr. WORCESTER. In the province of the same name, in the central portion of northern Luzon.

Mr. PARSONS. Has there been any census of the Philippine Islands since the census of 1902?

Mr. WORCESTER. No, sir.

Mr. PARSONS. Are these the most accurate figures you have in regard to population and agricultural statistics?

Mr. WORCESTER. Not the most accurate information we have in regard to the population of certain areas. We know a great deal more to-day than we did when the census was taken as to the wild population.

Mr. PARSONS. About the island of Mindoro?

Mr. WORCESTER. We have gained no material knowledge since the census was taken as to conditions there.

Mr. PARSONS. I would like to ask the privilege to insert at this point extracts from the volumes of the Philippine census, giving the statistics in regard to Mindoro. I will not take up the time of the committee now, but I will indicate them to the stenographer later.

(The statistics referred to by Mr. Parsons follow:)

STATISTICS IN REGARD TO THE ISLAND OF MINDORO.

(From the Census of the Philippine Islands taken in the year 1903, Vol. II, p. 30.)

Area in square miles.....	3,851
Total population.....	28,361
Density.....	7

(From p. 266 of same volume.)

Civilized population:

From Philippine Islands (of which 10,773 male, 10,229 female).....	21,002
From China (of which 45 male, 2 female).....	47
From United States (of which 28 male, 4 female).....	32

(From p. 407 of same volume.)

Population according to color and tribe:

Color and tribe..	Total population.	Civilized.	Wild.
	28,361	21,097	7,264
Brown.....	28,228	20,964	7,264
Bicol.....	13	13	
Ilocano.....	630	630	
Mangyan.....	7,266	2	7,264
Pampangan.....	37	37	
Pangasinan.....	2	2	
Tagalog.....	18,185	18,185	
Visayan.....	2,088	2,088	
Zambalan.....	7	7	
Mixed.....	36	36	
Yellow.....	46	46	
White.....	50	50	
Black.....	1	1	
Foreign born.....	1	1	

(From p. 867 of same volume.)

Civilized population according to occupation: Agricultural pursuits: Male, 4,275; female, 61. Professional service: Male, 108; female, 8. Domestic and personal service: Male, 979; female, 522. Trade and transportation: Male, 585; female, 164. Manufacturing and mechanical pursuits: Male, 630; female, 2,896. Not gainful or unknown: Male, 4,285; female, 6,584.

(From p. 1025 of same volume:)

Civilized population engaged in the principal gainful occupations, classified by sex and color:

	Total.	Brown.		Mixed.		Yellow.		White.		Black.	
		Male.	Female.	Male.	Female.	Male.	Female.	Male.	Female.	Male.	Female.
All occupations.....	10,228	6,488	3,642	2	8	44	.....	42	1	1	.....
Agents.....	87	59	27	.....	.....	1	.....	.....	.....	.....	.....
Carpenters.....	109	104	.....	.....	.....	1	.....	4	.....	.....	.....
Constabulary and police.....	368	365	.....	.....	.....	.....	.....	3	.....	.....	.....
Cooks.....	122	70	40	.....	.....	12	.....	.....	.....	.....	.....
Farmers and farm laborers.....	4,248	4,186	60	1	.....	1	.....	.....	.....	.....	.....
Fishermen.....	312	294	18	.....	.....	.....	.....	.....	.....	.....	.....
Government officials.....	67	61	.....	.....	.....	.....	.....	6	.....	.....	.....
Herdsmen.....	80	.....	.....	.....	.....	.....	.....	.....	.....	.....	.....
Laborers (not specified).....	515	418	96	.....	.....	1	.....	.....	.....	.....	.....
Laundresses.....	317	4	312	.....	.....	.....	.....	.....	.....	1	.....
Merchants.....	378	205	135	.....	2	25	.....	11	.....	.....	.....
Sailors.....	199	195	.....	1	.....	.....	.....	3	.....	.....	.....
Sawyers.....	73	73	.....	.....	.....	.....	.....	.....	.....	.....	.....
Seamstresses.....	668	.....	663	.....	4	.....	.....	.....	1	.....	.....
Servants.....	149	86	62	.....	.....	1	.....	.....	.....	.....	.....
Weavers and spinners.....	2,158	4	2,152	.....	2	.....	.....	.....	.....	.....	.....
All other occupations.....	378	284	77	.....	.....	2	.....	15	.....	.....	.....

(From p. 182 of Vol. IV of the Census of the Philippine Islands, taken in the year 1903:)

Total area, hectares.....	997,409
(Of which agricultural).....	39,138
Percentage agricultural.....	per cent.. 3.9

(From p. 184 of same volume:)

Farms.....	1,660
Average size in ares.....	2,357.7
Cultivated.....	per cent.. 8.2
Forest.....	do.. 29.6
All others.....	do.. 62.2

(From p. 267 of same volume:)

Area and average size of farms and other parcels of land used for agriculture, classified by tenure:

	Number of hectares in farms, etc.			Average size of farms, etc., in ares.	
	Total.	Cultivated.	Per cent cultivated.	All land.	Cultivated land.
	39,138	3,213	8.2	2,357.7	193.6
Owners.....	34,848	2,238	6.4	2,499.9	160.5
Cash tenants.....	506	.....	.....	16,866.7	.....
Share tenants.....	3,533	945	26.7	1,459.9	390.5
Labor tenants.....	.....	.....	.....	.....	.....
No rental.....	251	30	12.0	1,195.2	142.9

(From p. 295 of same volume:)

Number of farms and other parcels of land used for agriculture, classified by size, and color of occupant:

	Total number of farms, etc.	Number of farms, etc., classified by size in hectares.									
		Under 0.35.	0.35 and under 1.	1 and under 2.	2 and under 5.	5 and under 10.	10 and under 15.	15 and under 30.	30 and under 50.	50 and under 100.	100 and over.
	1,660	146	194	348	430	263	110	94	33	21	21
White.....	2										2
Mixed.....	1									1	
Brown.....	1,656	146	194	348	430	262	110	94	33	20	19
Yellow.....											
Unknown.....	1					1					

(From p. 313 of same volume:)

Number of farms and other parcels of land used for agriculture, classified by area of cultivated land, tenure, and color of occupant:

Island and area of cultivated land in farms in hectares.	Total number of farms, etc.	Number of farms, etc., classified by tenure.					Number of farms classified by color of occupant.				
		Own-ers.	Cash ten-ants.	Share ten-ants.	Labor ten-ants.	No rental.	White.	Mixed.	Brown.	Yel-low.	Un-known.
Mindoro.....	1,660	1,394	3	242		21	2	1	1,656		1
Under 0.35.....	439	383	3	49		4	2	1	436		
0.35 and under 1.....	397	362		30		5			397		
1 and under 2.....	482	422		53		7			482		
2 and under 3.....	131	96		34		1			130		1
3 and under 5.....	91	67		22		2			91		
5 and under 10.....	72	38		32		2			72		
10 and under 15.....	16	10		6					16		
15 and under 30.....	25	12		13					25		
30 and under 50.....	3	1		2					3		
50 and over.....	4	3		1					4		

(From p. 324 of same volume.)

Area and average size of farms and other parcels of land used for agriculture, classified by cultivated area:

Island and area of cultivated land in farms in hectares.	Number of hectares in farms, etc.			Average size of farms, etc., in acres.	
	Total.	Cultivated.	Per cent culti-vated.	All land.	Cultivated land.
Mindoro.....	39,138	3,213	8.2	2,357.7	193.6
Under 0.35.....	20,149	43	.1	6,639.9	9.8
0.35 and under 1.....	954	228	23.9	240.3	57.4
1 and under 2.....	2,330	635	27.3	483.4	131.7
2 and under 3.....	1,046	286	27.3	798.5	218.3
3 and under 5.....	927	325	35.1	1,018.7	357.1
5 and under 10.....	1,184	449	37.9	1,644.4	623.6
10 and under 15.....	509	189	37.1	3,181.2	1,181.2
15 and under 30.....	2,080	507	24.3	8,320.0	2,024.0
30 and under 50.....	248	111	44.8	8,266.7	3,700.0
50 and over.....	711	440	61.9	17,775.0	11,000.0

(From p. 325 and following of same volume.)

Acreage and production of crops, 1902: Cocoa, 22 hectares, 1,342 liters; hemp, 693 hectares, 162,727 kilograms; cocoanuts, 550 hectares, 2,479 hundreds, 720 tuba in liters; corn, 38 hectares, 428 hectoliters; paddy (unhulled rice), 1,575 hectares, 15,279 hectoliters; sugar cane, 10 hectares, 21,809 sugar in kilograms. Molasses in hectoliters, 23.

(From p. 384 and following of the same volume.)

Number and value of animals on farms and not on farms, and the number which died and were slaughtered during 1902:

Neat cattle:

Number.....	11,581
Value, pesos.....	390,821
Died.....	7,276
Slaughtered.....	924

Carabao bulls:

Number.....	542
Value, pesos.....	31,722
Died.....	529
Slaughtered.....	69

Carabao steers:

Number.....	682
Value, pesos.....	52,056
Died.....	610
Slaughtered.....	80

Carabao cows:

Number.....	1,490
Value, pesos.....	74,643
Died.....	963
Slaughtered.....	129

Carabao calves:

Number.....	804
Value, pesos.....	15,959
Died.....	588
Slaughtered.....	96

Other neat cattle:

Number.....	8,063
Value, pesos.....	216,441
Died.....	4,586
Slaughtered.....	550

Horses:

Number.....	896
Value, pesos.....	27,084
Died.....	115
Slaughtered.....	173

(All of which were native.)

Sheep: None.

Goats:

Number.....	182
Value, pesos.....	351
Died.....	96
Slaughtered.....	87

Swine:

Number.....	1,323
Value, pesos.....	7,189
Died.....	282
Slaughtered.....	357

Chickens:

Number.....	7,218
Value, pesos.....	3,585
Died.....	3,818
Slaughtered.....	2,504

Turkeys: None.

Ducks:

Number.....	49
Value, pesos.....	54
Died.....	18
Slaughtered.....	4

Geese:

Number.....	21
Value, pesos.....	42
Died.....	27
Slaughtered.....	5

Mr. PARSONS. I would like also to have filed with the committee this forest map of the island of Mindoro and adjacent islands. That was prepared by the forestry bureau of the Philippines Islands, as I understand.

Mr. WORCESTER. It was prepared by the forestry bureau of the Philippine Islands prior to the time when this matter came up, and shows the general condition of all the lands on the island of Mindoro, including the land under cultivation.

Mr. PARSONS. How much of Mindoro have you visited?

Mr. WORCESTER. I spent six and one-half months at different times during the Spanish régime traveling through Mindoro.

Mr. PARSONS. That was before our occupation of the islands?

Mr. WORCESTER. Yes, sir. I went in from the east coast to the mountain range in the center of the island, and then went north until I reached the headwaters of the Bako River and came out. I had been for some distance back of the San Jose estate up the Lumintao River, and looked at the public lands there, and I have visited every town and nearly every barrio on the coast of Mindoro with the exception of Abra de Ilog, where I have been prevented from going by bad weather.

Mr. PARSONS. What towns are there in the vicinity of the San Jose estate?

Mr. WORCESTER. Mangarin on the south has been made a township now, I believe.

Mr. PARSONS. What population has it?

Mr. WORCESTER. It is a little hamlet of possibly 15 or 20 very small houses. Magaran, which appears on some of the maps, no longer exists. That was a little settlement where the shepherds of the friars lived when they had their cattle there. The next town north is Iriran, which is at the present time a barrio of the township of Sablayan. By a barrio I mean a dependency, a ward, if you please. Our township is really like a county here, and little villages which are scattered through it we call barrios.

Mr. PARSONS. How far is the town of which it is a barrio?

Mr. WORCESTER. A long distance up the coast.

Mr. PARSONS. Way up to Sablayan?

Mr. WORCESTER. Yes, sir.

Mr. PARSONS. What is in the interior?

Mr. WORCESTER. In the way of people?

Mr. PARSONS. Yes, sir.

Mr. WORCESTER. Absolutely nothing but the wild people.

Mr. PARSONS. Is the island of Ilin populated?

Mr. WORCESTER. It has a very small settlement of Christian natives on it.

Mr. PARSONS. About how many?

Mr. WORCESTER. I was never there but once. I really could not say. It is a very small settlement, probably 30 houses, and we usually estimate about five to a house roughly.

Mr. DOUGLAS. What is the size of the island of Ilin?

Mr. WORCESTER. It is a very small island, almost entirely covered by forest.

Mr. DOUGLAS. Is it 2 or 3 or 4 or 20 miles long?

Mr. WORCESTER. It is about 20 kilometers long, about 15 miles long, perhaps a little less.

Mr. PARSONS. Where will the labor come from that is to work on the plantation and in the mill?

Mr. WORCESTER. Mr. Poole has great difficulty in getting labor. I think that most of his laborers are being brought from the vicinity of Cebu. He gets some from the island of Mindoro and some have been shipped to him from Manila.

Mr. PARSONS. What is necessary in order to take labor to a place like that?

Mr. WORCESTER. It is usually necessary to make them an advance of money so that they may leave funds with their family, to provide transportation for them, and in point of fact they are provided with houses on their arrival there. They also have good medical attention, if they need it, and there is a little hospital on the estate.

Mr. PARSONS. There is already?

Mr. WORCESTER. Yes, sir.

Mr. PARSONS. Do the families go with them or do they go as individuals?

Mr. WORCESTER. I think that the effort is made to have the families go with them. They are more likely in most instances not to care to take their families until they themselves have observed the conditions and are satisfied that they are going to settle, but Mr. Poole has offered to find work suitable for the women and children if the women and children desire to come and settle on the estate and desire to work.

Mr. PARSONS. Supposing the development there should induce Filipinos to want to take up lands for themselves, where could they get lands?

Mr. WORCESTER. There is a very extensive stretch of extremely rich agricultural land on the Lumintao River which flows through this estate, and the land immediately to the north, along the seacoast, is also very good land.

Mr. DOUGLAS. Public land?

Mr. WORCESTER. Yes, sir; a very large stretch.

Mr. PARSONS. I see, according to this map, that the only road on the estate, unless there is one which I can not make out, is along the Lumintao River outside the estate, and there is a road from Iriran to the Lumintao River. I suppose where the latter road is, is the rich land that you speak of?

Mr. WORCESTER. There is not a road on the Island of Mindoro to-day except in the immediate vicinity of the capital. The things indicated as roads are really trails over which you can ride a horse in the dry season, but which bog down during the wet season.

Mr. PARSONS. They are called here under "conventional signs," "wagon roads, not improved."

Mr. WORCESTER. There is not a real road on the island except a short stretch leading out from the capital.

Mr. PARSONS. Suppose that some corporation wants to get the land just north of the estate prior to the time when the Filipinos were to take it up for themselves, would not the corporation get the land?

Mr. WORCESTER. The land would naturally go to the first person or corporation that applied for it. The fact is that the whole interior of the island stretching back there is unoccupied agricultural public land, and it is in very large amount. I climbed a small mountain, or rather a big hill, when some 13 miles back in the interior, and as far as I could see up the Lumintao River there was rich level land on both sides which would probably be subject to irrigation. I think water could be brought there.

Mr. PARSONS. Is there water anywhere there?

Mr. WORCESTER. Water is very abundant, sir. The Lumintao River and the Bugsanga River flow constantly through the year. They never go dry, or show signs of going dry.

Mr. PARSONS. Their sources are in the mountains?

Mr. WORCESTER. Their sources are in the mountains of the interior.

Mr. PARSONS. Apparently, from this map, so far as it shows their sources, their sources are not in the forested area.

Mr. WORCESTER. That may be true; but it is also true that the rivers do not go dry. Usually, in the Philippines, if a river does not have its source in the forested area, it does go dry, or shrinks very greatly during the dry season.

Mr. PARSONS. Then, do I understand from that that the map is probably incorrect in not showing that the rivers have their sources in the forested area, or that these are exceptions to the general rule?

Mr. WORCESTER. I should expect that the map would prove to be incorrect, sir.

Mr. PARSONS. There seems to be a great deal of cogon land—this land which is marked in yellow.

Mr. WORCESTER. Yes, sir.

Mr. PARSONS. What does cogon indicate as to the character of the soil?

Mr. WORCESTER. The presence of cogon there indicates nothing. Cogon will grow on very poor land or on very rich land. The height of the cogon is what indicates the character of the soil. Cogon may be only knee-high on very poor land, and I have seen it 15 or even 20 feet high on very rich land.

Mr. PARSONS. What has been the cause of this land being in cogon instead of being forested? It seems to have forested land on different sides of it. Do you suppose this cogon land was originally forested?

Mr. WORCESTER. No one can tell definitely about that, sir. The Philippines are being gradually deforested, because it is less trouble to clear a piece of forest land and cultivate it until the cogon begins to invade it, and then abandon it and clear another piece of forest land than it is to fight the cogon with such agricultural machinery and implements as the people have had. So that as the forest is cleared away the cogon takes possession and holds possession. It is well known that in the old Spanish days the population of Mindoro was at one time very much larger than it is at present, and it is probable that at that time there was very much more cultivation than there is at present. The Moros got in there and massacred the people in great numbers, and others who were not killed were frightened and went away. At least that is the story.

Mr. PARSONS. Particularly along the west coast?

Mr. WORCESTER. Yes, sir. The Moros at one time settled on the west coast and remained there for two years.



Mr. PARSONS. The forest here is differentiated between commercial forest and noncommercial forest. I see that on the part marked here as in the San Jose estate there is some of that noncommercial forest. What kind of timber is that—the noncommercial forest?

Mr. WORCESTER. Soft wood of various sorts that is not suitable for structural purposes in the Philippines, and for which there is, consequently, no sale.

Mr. PARSONS. What is the commercial forest?

Mr. WORCESTER. The commercial forest would be forest containing in reasonable quantity some of our hard woods which are suitable for structural purposes.

Mr. PARSONS. I see some reference here to the "approximate limit of pine." Is there much pine on the island?

Mr. WORCESTER. Not much, sir. There is some pine in the vicinity of Mount Halcon. As a general rule, in the northern Philippines, pine begins at an elevation of about 4,000 feet above sea level.

Mr. PARSONS. And that is the case on Mindoro, is it?

Mr. WORCESTER. Yes, sir.

Mr. PARSONS. Then there is no pine in the southern part of Mindoro?

Mr. WORCESTER. There is no pine anywhere in the lowlands, and so far as I am able to judge from what I have seen there is no pine anywhere in the island south of the vicinity of Mount Halcon.

Mr. PARSONS. How does it happen that these small cultivated areas are scattered all over, even in the very center of the island?

Mr. WORCESTER. Those are what are called *cañigins*, sir—the clearings of the wild people. They are temporary clearings made every year or two and then abandoned.

Mr. PARSONS. What do they cultivate on them?

Mr. WORCESTER. Sweet potatoes, a little sugar cane (usually just to eat, as people here would eat confectionery), a little Indian corn, sometimes a little tobacco, sometimes a very little cotton, although cotton is rare.

Mr. PARSONS. You mentioned visiting the island before the American occupation. How many times have you visited it since?

Mr. WORCESTER. Since the American occupation? I go there annually, and sometimes two or three times in the course of a year. I am required by law to go once each year and inspect the province.

Mr. PARSONS. Do you go to Calapan, or do you go to other ports?

Mr. WORCESTER. When I make my annual inspection I go first to Calapan and take the governor with me, and go entirely around the province, landing wherever weather conditions will permit.

Mr. RUCKER. What was the object of your visit during the Spanish régime?

Mr. WORCESTER. I went there to study the birds and mammals of the country, with particular reference to their geographic distribution.

Mr. RUCKER. Do you know, Mr. Worcester, whose check it was that was given for what is sometimes known as the Poole tract of 4,200 hectares?

Mr. WORCESTER. I do; yes, sir.

Mr. RUCKER. Whose check was it?

Mr. WORCESTER. It was Mr. Poole's check, by Mr. Prentiss. Since that question was asked the other day we have cabled to Manila and ascertained.

Mr. RUCKER. And was it the same signature to the checks for the other payments upon the balance of the land?

Mr. WORCESTER. I really could not say, sir. I never saw either check. The information which I give you now is based on the reply to our cablegram.

Mr. HUBBARD. Mr. Worcester, there were three tracts, I believe—possibly four—taken in the name of California companies?

Mr. WORCESTER. Three tracts; yes, sir.

Mr. HUBBARD. Mr. Poole appearing as manager for each of these companies?

Mr. WORCESTER. Yes, sir.

Mr. HUBBARD. These run from the San Jose estate to the town upon the harbor?

Mr. WORCESTER. Yes, sir.

Mr. HUBBARD. The railroad runs through these estates?

Mr. WORCESTER. It does—through two of them, at least. I understand that one of the estates lies off the railroad.

Mr. HUBBARD. Was any statement of the purpose of acquiring those lands made at the time of their acquisition through Mr. Poole?

Mr. WORCESTER. The application for these lands was made at Manila at a time when I was traveling through the head-hunters' country in northern Luzon with the Governor General. The Vice Governor was acting as Governor General.

Mr. PARSONS. That is Mr. Gilbert?

Mr. WORCESTER. Mr. Gilbert; yes, sir. He had instructed Mr. Welch, a law officer of the executive bureau, to act for me during my absence. I was in a region where I could be communicated with only very rarely, when I arrived at certain points. Mr. Welch sent a telegram to me informing me of these applications, and inquiring whether he should sign for me. I replied to him that he might do so if satisfied that the transaction was strictly legal. There followed an investigation to determine what the nature of the transaction was. It appeared that Mr. Poole was signing for each of these companies. In view of the provision of law that a man who is interested in a corporation authorized to engage in agriculture may not be interested in any other similar corporation, I felt it my duty to ascertain or attempt to ascertain what Mr. Poole's relationship to those corporations was. I therefore directed the making of investigations, which resulted in the obtaining from Mr. Poole of an affidavit to the effect that he had no financial interest in any of these corporations; that he was acting simply as a business agent to attend to the paper work on the ground.

Mr. PARSONS. Have you that affidavit there?

Mr. WORCESTER. I have that affidavit here.

Mr. PARSONS. I should like to have it go in the record.

Mr. WORCESTER. I should like to offer in evidence all the correspondence which we have with us relative to these transactions. It will be noticed that we further requested a statement as to the shareholders in these several corporations, with a view to ascertaining whether there were common shareholders. Some question was raised as to our right to demand that information, but in point of fact it was furnished. The representatives of these men said that while they were not entirely clear as to our right in the premises, they had no objection to furnishing the information. I have here a

copy of the communication from the director of lands relative to these applications, calling my attention to the fact that the lands adjoined the San Jose estate (or that of one of these other corporations, as the case might be, in each instance), and further calling my attention to the fact that Mr. E. L. Poole was agent for the three companies.

Mr. Willet did not act on that. In point of fact I was the person who finally acted. The investigation which resulted occupied so much time that I returned from my trip, and was able ultimately to act upon the papers myself.

(Mr. Worcester then read aloud to the committee extracts from the following correspondence, which, by direction of the committee, is incorporated in full in the record.)

DEPARTMENT OF THE INTERIOR,  
BUREAU OF LANDS,  
*Baguio, May 4, 1910.*

The honorable the SECRETARY OF THE INTERIOR,  
*Baguio.*

SIR: In accordance with section 13, act No. 926, I have the honor to state that I have examined the application of the San Francisco Agricultural Company, of San Francisco, California, to purchase 832 hectares of public land in the barrio of Mangarin, municipality of Bulalacao, province of Mindoro, and have determined therefrom and from the certificate of the director of forestry as to the character of the land that the applicant is entitled to purchase the land in question, which appears to be unoccupied, unappropriated, unreserved, nonmineral, agricultural public land.

Attention is invited to the fact that this land adjoins tract applied for by the San Mateo Agricultural Company and the San Carlos Agricultural Company, and that Mr. E. L. Poole is agent for the three companies.

Very respectfully,

C. H. SLEEPER,  
*Director of Lands.*

S. A. No. 302.

DEPARTMENT OF THE INTERIOR.

The DIRECTOR OF LANDS, *Baguio.*

SIR: Your findings in the above-mentioned application to purchase public land are hereby approved, and you are directed to proceed with the sale, as provided in Chapter II of the public-land act.

Very respectfully,

DEAN C. WORCESTER,  
*Secretary of the Interior.*

BAGUIO, May —, 1910.

DEPARTMENT OF THE INTERIOR,  
BUREAU OF LANDS,  
*Baguio, May 4, 1910.*

The honorable the SECRETARY OF THE INTERIOR,  
*Baguio.*

SIR: In accordance with section 13, act No. 926, I have the honor to state that I have examined the application of the San Mateo Agricultural Company, of San Francisco, California, to purchase 832 hectares of public land in the barrio of Mangarin, municipality of Bulalacao, Province of Mindoro, and have determined therefrom and from the certificate of the director of forestry as to the character of the land, that the applicant is entitled to purchase the land in question, which appears to be unoccupied, unappropriated, unreserved, nonmineral, agricultural public land.

Attention is invited to the fact that this land adjoins tract applied for by San Francisco Agricultural Company and San Carlos Agricultural Company, and that Mr. E. L. Poole is agent for the three companies.

Very respectfully,

C. H. SLEEPER,  
*Director of Lands.*

S. A. No. 300.

## DEPARTMENT OF THE INTERIOR.

The DIRECTOR OF LANDS,  
*Baguio.*

SIR: The findings in the above mentioned application to purchase public land are hereby approved, and you are directed to proceed with the sale as provided in Chapter II of the public land act.

Very respectfully,

DEAN C. WORCESTER,  
*Secretary of the Interior.*

BAGUIO, May —, 1910.

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DEPARTMENT OF THE INTERIOR,  
BUREAU OF LANDS,  
*Baguio, May 4, 1910.*

The honorable the SECRETARY OF THE INTERIOR,  
*Baguio.*

SIR: In accordance with section 13, act 926, I have the honor to state that I have examined the application of the San Carlos Agricultural Company, of San Francisco, California, to purchase 1,024 hectares of public land in the barrio of Mangarin, municipality of Bulalacao, Province of Mindoro, and have determined therefrom and from the certificate of the director of forestry as to the character of the land, that the applicant is entitled to purchase the land in question, which appears to be unoccupied, unappropriated, unreserved, nonmineral, agricultural public land.

Attention is invited to the fact that this land adjoins tract applied for by the San Francisco Agricultural Company and the San Mateo Agricultural Company, and that Mr. E. L. Poole is agent for the three companies.

Very respectfully,

C. W. SLEEPER,  
*Director of Lands.*

S. A. No. 301.

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DEPARTMENT OF THE INTERIOR.

The DIRECTOR OF LANDS,  
*Baguio.*

SIR: Your findings in the above-mentioned application to purchase public land are hereby approved, and you are directed to proceed with the sale as provided in Chapter II of the public land act.

Very respectfully,

DEAN C. WORCESTER,  
*Secretary of the Interior.*

BAGUIO, May —, 1910.

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BAGUIO, May 9, 1910.

SIR: Replying, in the absence of the secretary of the interior, to your communications of May fourth regarding applications of the San Mateo, San Carlos and San Francisco Agricultural Companies, I have the honor to state that the secretary of the interior has authorized me to approve your findings upon said applications, provided I am thoroughly satisfied that the proposed arrangement is strictly legal.

Inasmuch as by section 75, of the act of Congress of July 1, 1902, it is provided that it shall be unlawful for any member of a corporation engaged in agriculture or mining to be in anywise interested in any other corporation engaged in agriculture or mining; and as it does not appear from the papers that the stockholders in one of these companies are not stockholders in another, I would suggest that you request the agent to furnish us with the necessary information on this subject, which may be in the form of an affidavit by some officer of the company having knowledge as to who are the stockholders. The papers will be held pending receipt of such information.

Respectfully, yours,

THOMAS CARY WELCH,  
*Acting Executive, Secretary.*

To the DIRECTOR OF LANDS,  
*Baguio.*

BRUCE, LAWRENCE, ROSS & BLOCK,  
*Manila, May 10, 1910.*

SIR: I beg to acknowledge receipt of your telegram of May 9, 1910, reading as follows:

"Sales applications held up pending receipt of evidence that stockholders in any one of the corporations are in no way interested in any one of the others; section 75, act of Congress, July first."

The articles of incorporation of the San Francisco Agricultural Company, the San Mateo Agricultural Company, and the San Carlos Agricultural Company, which are the three companies which made application to purchase lands in Mindoro, show that there are no common stockholders or incorporators among them. The legal presumption is, of course, that these companies are complying with the law, and, aside from this presumption, the facts shown by the articles of incorporation certainly make a prima facie case. As a matter of fact, I know from the correspondence which I have received from America that these companies have no common stockholders, and that there is no willingness or desire on the part of any of those interested in any of the companies to in any way evade the law.

It would seem to me to be rather an unfortunate precedent to establish to require further evidence than that already given of compliance with the law, but if you consider it expedient, under the circumstances of the case, to secure such further evidence, I should be glad to cable at once to the United States, so that full affidavits may be forwarded, which I will file with you. If you will be good enough to cable me upon receipt of this letter your wishes in the matter, I shall at once cable to our correspondents in the United States for the affidavits. In the meantime, it does not seem to me just that the applications should be held up pending the receipt of this further evidence. Would it not be possible for the applications to proceed in the regular course, so that the advertisements may be made, which will consume a considerable amount of time? I will undertake to obtain and file the affidavits with you prior to the purchase of the land, if you so require. The matter has, as you know, already been considerably delayed, and further delay may prove very detrimental to the interests of these companies.

I respectfully request, therefore, that you allow the applications to go forward in the usual course which they would follow, and the necessary advertisements and other preliminaries to be carried out prior to the receipt of papers from the United States.

Very respectfully,

EDWARD B. BRUCE.

MR. C. H. SLEEPER,  
*Director of Lands, Baguio.*

BAGUIO, *May 13, 1910.*

THE DIRECTOR OF LANDS, *Baguio, Benguet.*

SIR: In view of the statements in the letter herewith, re the telegram of Messrs. Bruce, Lawrence, Ross & Black, of May 10, 1910, your findings in regard to the above-mentioned application are hereby approved to the extent that you may proceed to advertisement without delay, as provided in chapter 2 of the public-land act, it being understood, however, that the applicants are to furnish corroborative proof, satisfactory to you, by affidavit or otherwise, of the statements in said letter before such sale be finally consummated.

Very respectfully,

THOMAS CARY WELCH,  
*Acting Executive Secretary, for and in the  
 absence of the Secretary of the Interior.*

BAGUIO, *May 16, 1910.*

MR. EDWARD B. BRUCE, *Manila.*

SIR: Replying to your favor of May 10, permit me to state that your letter was taken by me before the vice governor and also Mr. Welch (acting executive secretary) and the vice governor stated that he could see no objection to proceeding with the advertisement. I thereupon wired you to that effect, and on May 14 received the original of the enclosed letter from the acting executive secretary.

Very respectfully,

*Director of Lands.*

BRUCE, LAWRENCE, ROSS & BLOCK,  
*Manila, May 18, 1910.*

SIR: I beg to acknowledge receipt of your letter of May 16, inclosing a copy of the letter of the acting executive secretary in reference to the sale of public lands in Mindoro. I have already written to the United States and requested our correspondents to forward at once affidavits showing the stockholders of the various companies. I will have these affidavits on hand in case they are required by your bureau.

Very respectfully,

EDWARD B. BRUCE.

Mr. C. H. SLEEPER,  
*Director of Lands, Baguio.*

BAGUIO, *June 2, 1910.*

Mr. EDWARD B. BRUCE,  
*Manila, P. I.*

SIR: Referring to your letter of May 10th in relation to the applications of the San Francisco Agricultural Company, the San Mateo Agricultural Co. and the San Carlos Agricultural Co., to purchase public lands in the province of Mindoro, permit me to state that the Secretary of the Interior has requested affidavits from Mr. E. L. Poole, agent of the three companies mentioned above, that he is not a stockholder in any one of the three companies, or any other corporation owning land in the Philippine Islands, and that he has no personal financial interest in any of the three companies mentioned.

It is requested that this affidavit be furnished, if possible, in triplicate, to be attached to the original applications.

Upon receipt of same, it is believed that the Secretary of the Interior will approve of the sales applications mentioned herein.

Very respectfully,

\_\_\_\_\_  
*Director of Lands.*

PHILIPPINE ISLANDS, *City of Manila, ss:*

E. L. Poole, being duly sworn, deposes and says:

That he is the managing agent in the Philippine Islands of the San Francisco Agricultural Company, a corporation organized and existing under the laws of the State of California; of the San Mateo Agricultural Company, a corporation organized and existing under the laws of the State of California; and of the San Carlos Agricultural Company, a corporation organized and existing under the laws of the State of California;

That he is not a stockholder in any of said companies, nor is he a stockholder in any corporation owning land in the Philippine Islands, or which has applied for the purchase of public lands in the Philippine Islands; and that he is not financially interested in any of the said corporations above mentioned, otherwise than being employed as managing agent of the said corporations in the Philippine Islands.

EDW. L. POOLE.

Subscribed and sworn to before me, in Manila, P. I., this 4th day of June, 1910, the said E. L. Poole exhibiting to me his personal cedula No. F-1946, issued at Manila, P. I., on the 4th day of January, 1910.

[SEAL.]  
 [STAMP.]

W. H. LAWRENCE,  
*Notary Public.*

*My commission expires December 31, 1910.*

*Memorandum of correspondence relating to sale of tracts of land to the San Mateo Agricultural Company, the San Francisco Agricultural Company, and the San Carlos Agricultural Company.*

Letters forwarding sales application to the Secretary of the Interior by the director of lands, containing the approval of the Secretary of the Interior to the findings of the director of lands. (Letters dated May 4, 1910.)

Letter of the acting executive secretary (Mr. Welch) of May 9th to the director of lands requesting further information.

Letter of Mr. Bruce of May 10, acknowledging receipt of telegram of director of lands of May 9th on this subject, requesting that advertisements be made, and reason.

Letter of Acting Executive Secretary Welch of May 13th to director of lands, authorizing advertisements in view of the information contained in letter of Mr. Bruce of May 10th, and requesting corroborative proof.

Letter of the director of lands to Mr. Edward P. Bruce, of May 16th, advising no objection to proceeding with advertisements, and enclosing copy of letter of the acting executive secretary.

Letter of Mr. Edward P. Bruce to the director of lands of May 18th, acknowledging receipt of his letter of May 16th, stating that he will procure the affidavits and present them if desired.

Letter of the director of lands of June 2nd to Mr. Edward P. Bruce, referring to the letter of May 10th, and requesting affidavit from Mr. Poole regarding his connection with the corporations concerned. (The three affidavits furnished by Mr. Poole are dated June 4th.)

(NOTE.—In the letter of May 10, 1910, from Mr. Edward B. Bruce to Mr. C. H. Sleeper, above set out in full, the following clauses occur):

It would seem to me to be rather an unfortunate precedent to establish to require further evidence than that already given of compliance with the law, but if you consider it expedient, under the circumstances of the case, to secure such further evidence, I should be glad to cable at once to the United States, so that full affidavits may be forwarded, which I will file with you. If you will be good enough to cable me upon receipt of this letter your wishes in the matter I shall at once cable to our correspondents in the United States for the affidavits.

(When the above-mentioned clauses had been read by Mr. Worcester the following occurred):

MR. PARSONS. Was that done?

MR. WORCESTER. I do not think that was done, sir. It does not appear from this correspondence.

MR. CRUMPACKER. Those applications were for public lands, and not friar lands?

MR. WORCESTER. Yes, sir. Those were applications to be allowed to purchase, directly, public lands.

MR. MADISON. How much was included in each application—how many acres?

MR. WORCESTER. I think the full amount—1,024 hectares, which is approximately 2,500 acres.

MR. PARSONS. How was the price fixed?

MR. WORCESTER. A land inspector is sent to examine the land, as a rule. But I may say, Mr. Parsons, that it is the fixed policy of the department of the interior in sales of wild agricultural public land to fix the minimum price allowed by law. The price would be the same whether the land were a little better or not quite so good. The same policy prevails in the matter of leases.

MR. PARSONS. Why is that?

MR. WORCESTER. We have been making every effort to get our lands cultivated, to persuade the natives to take them up, or to interest others in taking them up. We have a country of enormous agricultural resources, with enormous areas of uncultivated land, and we want to see it turned into farms.

MR. CRUMPACKER. What is the disposition of the natives toward occupying and owning lands?

MR. WORCESTER. As a rule, sir, the natives are entirely indifferent in the matter of ownership, unless they fear for some reason that they may be dispossessed. The Filipino is very much attached to his home and his neighbors and his town. He would look with

horror on the probability of being driven away from a place where his ancestors had lived before him. But so long as he is left in unmolested occupation of land, as a rule, he does not take the slightest interest in securing title to it. That is the true explanation of the failure of natives to lease or purchase or establish title to tracts of land, or to homestead, or to take advantage of the privilege of free patent, which latter privilege gives a man his land for nothing.

Mr. CRUMPACKER. A very small percentage of occupants of agricultural lands have any record title?

Mr. WORCESTER. Very small, sir. As I stated to the committee, it was estimated at the time the census was taken that there were two and a quarter million parcels of farm land—that is, land claimed in a way by natives, mostly by natives—and only about 6,000 titles had actually been obtained.

Mr. CRUMPACKER. Many of those occupants who have had no titles could procure titles upon merely making application?

Mr. WORCESTER. Oh, yes, sir; great numbers of them could have secured titles for nothing under the free patent provision of the public lands act. We did everything we possibly could to call their attention to the opportunity. We utilized the public schools. We directed that the facts be communicated to the children, and that the children be asked to tell their parents when they went home. We published the facts in circulars in half a dozen of the native dialects, so that anyone who could read even a native dialect might be informed; and we scattered those circulars broadcast. We imposed on provincial and municipal officials by instruction through the Governor General and the executive secretary, the obligation of informing people about their opportunities to gain land. We have used every channel that we could think of to convey the information to the people.

Mr. HUBBARD. I want to ask a question with relation to these three tracts of which we were speaking. Was there any definition of the purpose for which those tracts were taken?

Mr. WORCESTER. There would not have been in the application, sir. My understanding is that the men who have them propose to raise sugar cane and ship it over the railroad to the central mill.

Mr. HUBBARD. That is, that these three tracts were to be used as sugar lands?

Mr. WORCESTER. In part for sugar and in part for cocoanuts. Some of the land is very good for raising cocoanuts, and not suitable for sugar.

(The committee thereupon went into executive session, after which it adjourned until to-morrow, Tuesday, December 20, 1910, at 10 o'clock a. m.)



Report asked for by Mr. Parsons brought to date similar to that of page 97 of the Report of the Secretary of the Interior. Dates shown since November 1 are merely estimates based on instructions left with the assistant director of lands as to the time estates should be placed on sale. I left Manila November 7, and believe the instructions were carried out.

*Table showing dates of completion of surveys, computations, and valuations of friar estates and dates when estates were offered for sale.*

Estate.	Surveys; field work completed.	Com- putations completed, including additional subdivisions.	Valuations completed.	Sales began.
Banilad.....	July 2, 1907	June 22, 1909	Dec. 11, 1908	June 15, 1909
Binagbag <sup>1</sup> .....	Dec. 20, 1907	June 21, 1909	Feb. 21, 1907	May 17, 1908
Bifan.....	Feb. 1, 1907	May 3, 1910	Mar. 11, 1910	May 6, 1910
Calamba <sup>2</sup> .....	Jan. 15, 1908	July 23, 1910	Oct. 1, 1910	Oct. 15, 1910
Dampol <sup>1</sup> .....	Dec. 31, 1905	July 22, 1909	Feb. 6, 1906	Apr. 22, 1908
Guiguinto.....	Oct. 31, 1907	June 30, 1909	Feb. 18, 1908	Oct. 12, 1908
Imus <sup>3</sup> .....	June 1, 1908	Nov. 1, 1910	Nov. 1, 1910	Dec. 1, 1910
Isabela.....	June 13, 1907	July 19, 1909	Feb. 16, 1909	Sept. 7, 1909
Lolomboy <sup>2</sup> .....	Oct. 1, 1907	June 1, 1910	Oct. 1, 1910	Oct. 10, 1910
Malinta.....	July 1, 1907	July 28, 1909	Jan. 19, 1909	May 13, 1909
Matamy.....	Oct. 5, 1906	June 30, 1908	Not classified	Apr. 20, 1908
Muntinlupa.....	Nov. 11, 1907	July 27, 1909	Jan. 9, 1909	Mar. 16, 1909
Naic.....	Nov. 1, 1907	May 19, 1910	Mar. 21, 1910	June 24, 1910
Orion.....	Oct. 30, 1906	July 28, 1909	Jan. 17, 1908	June 18, 1908
Piedad <sup>1</sup> .....	Dec. 16, 1907	July 10, 1910	June 17, 1910	Aug. 9, 1910
San Francisco de Malabon <sup>4</sup> .....	Apr. 1, 1908	Jan. 31, 1910	July 16, 1909	Mar. 17, 1910
San José.....	Aug. 27, 1905	May 31, 1906	Not classified	Jan. 4, 1910
San Marcos.....	Apr. 24, 1906	June 30, 1908	do.....	June 26, 1908
Santa Cruz de Malabon <sup>5</sup> .....	June 3, 1908	Nov. 1, 1910	June 27, 1910	Dec. 1, 1910
Santa Maria de Pandi <sup>3</sup> .....	June 30, 1908	Sept. 30, 1910	Oct. 10, 1910	Nov. 15, 1910
Santa Rosa <sup>4</sup> .....	June 2, 1907	June 25, 1909	Dec. 29, 1907	Jan. 4, 1909
Tala.....	Apr. 1, 1908	May 7, 1910	Sept. 7, 1909	June 21, 1910
Talisay-Minglanilla <sup>3</sup> .....	June 1, 1908	.....	.....	.....

<sup>1</sup> Opposition in land court necessitated a slight change in boundary lines.

<sup>2</sup> Neither classified nor sold.

<sup>3</sup> Computations not finished.

<sup>4</sup> Additional subdivisions of parcels subsequent to sale date.

<sup>5</sup> Not offered for sale.

NOTE.—Several estates were offered for sale before the surveys were entirely completed. On the Dampol and Guiguinto estates some resurveys were necessary after sales had begun.

*Land reserved by the Philippines Sugar Estates Development Co. on estates which were sold to the Government, known as friar estates.*

Calamba estate:

- 1 urban lot containing 0.8968 acres.
- 1 agricultural lot containing 492.50 acres. (Known as "Lecheria.")
- 1 town lot containing 0.7485 acres. (Known as "Majada.")
- 1 agricultural lot containing 1,453.75 acres.
- 1 agricultural lot containing 59.50 acres. ("Real.")

Bifan estate:

- 1 town lot containing 0.2038 acres.
- 1 town lot containing 0.3520 acres.
- 1 agricultural lot containing 25 acres (on which is located a rice mill).

Orion estate:

- 1 town lot containing 0.0475 acres.

S. C. De Malabon, Banilad:

- 1 town lot containing 2.6938 acres. (Inclosed by masonry wall.)

Banilad estate:

- 7 town lots containing 20.9225 acres.

Santa Rosa estate:

- 1 town lot containing 4.3312 acres. (Containing large building.)
- 1 town lot containing 470.1510 acres.

Total, 2,531.0971 acres.

*Copy of cablegrams.*

DECEMBER 15, 1910.

FORBES, *Manila*:

Cable name of signer and form of signature on check paid bureau of lands for first payment San Jose estate.

EDWARDS.

DECEMBER 16, 1910.

SECRETARY OF WAR, *Washington*:

Referring to telegram from your office of 14th instant, check on Hongkong and Shanghai Banking Corporation, 368,658, January 4, 1910, payable Charles H. Sleeper, director bureau of lands, 166,926 pesos, signed (quote) "For E. L. POOLE P. A. PRENTISS."

FORBES.

WAR DEPARTMENT,  
BUREAU OF INSULAR AFFAIRS,  
*Washington, December 17, 1910.*

Official copy respectfully furnished Capt. Charles H. Sleeper.

GEO. H. SHELTON,  
*Major, United States Army,*  
*Assistant to Chief of Bureau.*

*Memorandum of estimated sales to original occupants, new native occupants, and new occupants other than native, to include October 30, 1910.*

## MUNTINLUPA ESTATE.

	Acres.
Original occupants (1,207 parcels).....	1, 459. 8479
Natives, new occupants (34 parcels).....	71. 4914
Others, new occupants (21 parcels).....	3, 019. 0217
Total (1,262 parcels).....	4, 550. 3610
Baldwin, Young & Baldwin (3 parcels).....	770. 7165
Bayanan Plantation Syndicate (1 parcel).....	307. 5040
Manila Railroad Co. (1 parcel).....	50. 3025
R. E. McFie (2 parcels).....	15. 8257
Muntinlupa Co. (J. L. Davis) (14 parcels).....	1, 874. 6730

C. H. SLEEPER,  
*Director of Land, Philippine Government.*

WASHINGTON, D. C., *December 15, 1910.*

Pages 13 and 14. Exhibit "A," schedule of rents of friar lands (p. 13, H. Doc. No. 963), became effective for the leases expiring during the calendar year 1908, to be renewed for the lease year 1908-9. Schedule on page 13 should read "Lots per are per annum" (100 square meters), not "per hectare per annum."

## NUEVA ECIJA.

It is estimated that the province of Nueva Ecija contains 1,500,000 acres, of which about 1,000,000 acres belong to the public domain and the larger part is believed to be agricultural land, and about 500,000 acres are occupied lands of either private or public ownership.

In response to Mr. Martin's request of December 15, contained on page 404 of the record, for indication of the employees or former employees of the Government who have applied for the lease of public lands, there is submitted herewith a list showing in the column of remarks those who are or have been Government employees as near as can be determined from the personal knowledge of the director of lands and his employees now in Washington, and from the roster of civil service employees of the Philippine Islands to January 1, 1910.

*List of all applications for lease of public lands since July 1, 1902, in effect on September 30, 1910.*

[Sec. 27, act 926.]

	Hectares.	Years.	
Ira D. Cobb.....	48	25	Teacher, removed Sept., '06.
O. V. Wood.....	451	25	Dist. sec'y Davao; resigned July, 1907.
Loren L. Day.....	1,024	25	Asst. treas. Moro Province; ₱5,500.
M. A. McLeod.....	100	25	
Jose Miranda.....	80	25	
Gabino R. Bautista.....	104	25	Ranger bur. forestry, '04; ₱600.
Francisco Bangoy.....	105	25	
John Clark.....	422	25	
Mary Carrigan.....	1,024	25	
J. M. Liddell.....	327	25	Judge municipal court. Resigned Jan. 1, '08.
Alejandro Manalo.....	80	25	
M. L. McCullough.....	896	25	Asst. dist. sec. Davao. Resigned Apr., '08.
J. H. McCullough.....	896	25	
Leora J. Day.....	340	25	Teacher Moro Prov.; ₱2,400.
C. H. Sawyer.....	576	25	
Felipe Bantayan.....	18	25	
Dalmacio Agton.....	70	25	
Estanislao P. Gil.....	187	25	
Basilio Villanueva.....	18	25	
Silvestre Jandoc.....	50	25	
Tomas Zapata.....	47	25	
Eduardo Laching.....	49	25	
Sabas Fuentes.....	21	25	
Domingo Loteria.....	58	25	
Segundo Esperat.....	33	25	Postmaster, Mati; ₱108.
E. W. Ames.....	576	25	Capt. surg. P. C. Moro Prov.; ₱4,800.
Folcarpio Pugida.....	27	25	
Segundo Perez.....	100	25	
Enrique Bustamente.....	51	25	
Nazario Jose.....	24	25	
G. W. Langford.....	204	25	
Domingo Ellazar.....	92	25	
Evaristo de los Santos.....	28	25	
Marcelino Pio.....	22	25	
Guillermo Garcia.....	255	25	3rd class patrolman, dept. police, 1902; ₱480.
Chas. E. T. Wade.....	140	25	
Antonio Matute.....	231	25	
J. R. Wilson.....	1,000	25	Asst. director bur. lands; ₱7,500.
Vicente Lukban.....	1,024	25	
Arsenio Villarosa.....	41	25	
Vergilio Balleon.....	64	25	
Juan Palanca.....	100	25	Chinese interpreter customs; ₱1,200.
J. L. Perrin.....	85	25	P. M. dep. collector customs Balabac; ₱3,780.
Mariano Perez.....	38	25	
Daniel Perez.....	40	25	
Anacleto Nuñez.....	36	25	
Enrique Navarro.....	38	25	
M. V. Sanson.....	30	25	Clerk Balabac customs; ₱1,200.
Felipe Semiana.....	33	25	
Antonio Tancontian.....	64	25	
Samuel Navarro.....	79	25	
Inocencio Perez.....	266	25	
Sebastian Matute.....	418	25	
Geo. S. Worcester.....	500	25	
Mariano Osorio.....	31	25	
Pablo Catubog.....	17	25	
Braulio Reyes.....	32	25	3rd class patrolman, dept. police; ₱720.
Angel Boston.....	21	25	
P. A. Hill.....	26	25	
E. B. Bruce.....	100	25	
W. H. Lawrence.....	81	25	
Z. K. Miller.....	350	25	Machinery expert, bur. agri.; ₱3,600.
H. C. Reissar.....	148	25	Capt., bur. navigation; ₱3,600.
Mariano P. Gill.....	74	25	
Bunod.....	45	25	
Ciriaco Gudoy.....	27	25	
Modesto Barrera.....	21	25	
Vicente Bualan.....	86	25	
Romana Muñoz.....	25	25	

*List of all applications for lease of public lands since July 1, 1902, in effect on September 30, 1910—Continued.*

	Hectares.	Years.	
Isidro Pablo.....	38	25	
Nieves Quesada.....	84	25	
Ayas.....	30	25	
Lewis Main.....	1,020	25	Capt., P. C.; resigned Apr. 27, '10.
O. B. Burrell.....	100	25	Agricultural inspector; ₱2,800.
Luis Baldomero.....	28	25	
G. W. Daywalt.....	400	25	
Enrique Bustamante.....	21	25	
Severo Samal.....	26	25	
Justino Bangoy.....	53	25	
Claudio Quesada.....	30	25	
Enrique Navarro.....	24	25	P. M. Dapa; ₱108.
Jose Tiga.....	31	25	
Juan Alang.....	10	25	
Mindanao Estates Co.....	880	25	
Merton L. Miller, pres.....			Chief div. ethnology, bur. science; ₱6,000.
R. C. Round, agent.....			Law clerk, bur. int. rev.; ₱5,000.
Tibungo Plantation Co.....	1,024	25	
Max A. Becher, sec.-treas.....			
Mindanao Plantation Co.....	990	25	
F. H. Gibson, sec.-treas.....			
B. A. Crumb, agent.....			P. M. Digos; ₱36.00 per annum.
Davao Trading & Dev. Co.....	1,024	25	
Max L. McCullough, president.....			Asst. dist. sec., Davao; resigned April, 1908.
Louis T. Grant.....	340	25	
Southern Cross Plantation Co.....	1,024	25	
Fay F. Lewis, sec.-treas.....			
Moro Plantation Co.....	800	25	
F. A. Crowhurst, gen'l mgr.....			
L. A. Schoppe.....	512	25	Clerk, bur. supplies; ₱3,600.
F. H. Garrett.....			D. O. and cashier, bur. supplies; ₱5,500.
Miguel Morales.....	16	25	
Moro Improvement & Trading Co.....	1,024	25	
T. R. Scoon, sec.-treas.....			
Diosado Bustamante.....	17	25	
Valantin Mora (and Leonor Garcia).....	479	25	
Justina Plaza.....	.03	25	
P. W. Addison.....	4	25	Ry. postal clerk; resigned, 6-28-06.
Jose Arevalo.....	6	25	
E. E. Christensen.....	500	50	Teacher-insp., bur. forestry; resigned Dec., 1904.
Lumayan Plantation Co.....	279	25	
P. P. Chase, sec.-treas.....			Clerk, Moro Prov.; resigned, 9-7-07; ₱2,800.
Siassi Plant'n & Trading Co.....	1,024	25	
Geo. Harvey, pres.....			Solicitor general, salary, ₱10,000.
N. M. Holmes, agt.....			
Padro de Lara y Bautista.....	2	25	
"Kalamitoy", Gregorio Palacios, treas.....	262	25	
Vicente D. Fernandez.....	1,024	25	
Fermin Costa.....	12	25	
Agustin Colon.....	14	25	
Vicente Bualan.....	86	25	
Gertrudes de Perio.....	8	25	
Ytig Bagobo.....	112	25	
Luis Balderas.....	28	25	
Cipriano Alzate.....	9	25	
Simeon Poster.....	16	25	
Alejandro Manalo.....	64	25	
Domingo Bustamante.....	9	25	
Tura Bagobo.....	6	25	
Magdalena Payan.....	7	25	
Ana Pulido.....	7	25	
Fausto Umbalay.....	32	25	
E. O. Worrick.....	.10	25	Dist. eng., bur. public works, resigned; 6-30-07.
Roque Neri.....	38	25	
Petra Pascual.....	12	25	
Lorenzo Lacao.....	8	25	
Jose Dato.....	15	25	
Domingo Lemesa.....	17	25	
Okiko (Mrs. Zorns).....	32	25	
Davao Agr. Co.....	128	25	
Cecilio Palamara.....	22	25	
F. H. Gibson.....	1,024	25	
Sulpicio Osorio.....	33	25	
M. E. Heacock.....	500	25	
D. L. Roscoe.....	1,024	25	
Victoriano Grzman.....	61	25	
Manuel Gutierrez Velasquez.....	500	25	
Jose A. Clarin.....	5	10	Assemblyman, Bohol Prov.; ₱30 per diem.
Marciano Balderas.....	23	25	
Agapito Malcampo.....	15	25	

*List of all applications for lease of public lands since July 1, 1902, in effect on September 30, 1910—Continued.*

	Hectares.	Years.	
Am-mel.....	12	25	
South Mindanao Development Co.....	96	25	
W. B. Cadwallader.....	350	25	
Lais Trading & Dev. Co.....	1,024	25	
R. M. Shearer, pres.....			Special agt., exec. bur.; ₱8,500.
T. K. Adreon.....			Paying teller, treas. bur.; ₱6,000.
Bruno, Pablo.....	8	25	
Wilson Plantation Co.....	480	25	
L. F. Patstone.....			Supt. dept. eng. & public wks.; ₱6,000.
Sulu Dev't. Co.....	1,024	25	
Harry Martin, pres.....			
Vergilio Bonleon.....	32	25	
Bruno Valdez Quijano.....	32	25	

*Leases executed for public lands during the period from July 24, 1904, the date of the proclamation of the public-land act, to September 30, 1910.*

	Area.	Rate per hectare.	Remarks.
W. B. Dawson.....	H. A. C. 83 84 00	₱0.50	Died Sept., 1910; school teacher; salary, ₱2,600.
Louis Gordon.....	128 00 03	.50	
R. C. Baldwin.....	75 85 97	.50	D. O., municipal board, Manila; salary, ₱6,500.
Pioneer Plant'n Co.....	690 88 06	.50	
Wm. J. Crampton.....			Chief div. inspectors, bur. customs; salary, ₱4,500.
Edward Power.....			Inspector, bur. customs; ₱3,600.
Geo. P. Ahern.....	5 51 62	1.50	Director of forestry; ₱8,000.
Ohta Dev't Co.....	630 05 01	.50	
Cadwallader Lbr. Co.....	3 71 71	1.50	
Frank Shepherd.....	123 76 75	.50	
Philippines Plant'n & Commercial Co.....	3 47 64	2.00	
H. L. Heath, gen'l mgr.....			Rain observer, weather bur.; ₱180.
E. L. Worcester.....	977 38 03	.50	
Malalag Plant'n Co.....	522 47 82	.50	
E. F. Cochrane, agt.....			Q. M. Dept., U. S. A.
	3,244 96 64		

In response to Mr. Martin's request of December 15, before the House Committee on Insular Affairs, there is submitted herewith a statement of all public land which has been disposed of within the town site of Baguio by the bureau of public lands to September 30, 1910, showing the number of the lot, the section, the area in square meters, the date sold, the name of the purchaser, the price paid per square meter, and the total cost in pesos.

Those names marked with the letter "E" opposite are known to be, or have been, employees of the Government of the Philippine Islands. Those marked with the letter "R" opposite the name are known as relatives of employees or former employees.

The information relative to their employment and the relationship is from the personal knowledge of the director of lands and his employees now in Washington, and the roster of the civil-service employees of the Philippine Islands to January 1, 1910.

C. W. SLEEPER, *Director of Lands.*

WASHINGTON, D. C., December 16, 1910.

## STATEMENT AND INDEX OF LOTS SOLD IN BAGUIO TOWN SITE, SEPTEMBER, 1910.

*Statement of sales of Baguio town-site lots.*

## RESIDENCE SECTIONS.

Lots.		Area, square meters.	Date sold.	Name of purchaser.	Price per square meter.	Total cost.
Sec.	No.					
A	35	2,212.3	May 28, 1906	Filomena Roces.....	P0.01	P22.12 R
A	37	1,218.3	May 28, 1906	Filomena Roces.....	.01	12.18 R
A	38	1,545.6	May 28, 1906	Mauro Prieto.....	.01	15.46 R
A	39	1,505.6	May 28, 1906	Mauro Prieto.....	.01	15.06 R
A	40	1,000.0	May 28, 1906	Benito Valdez.....	.01	10.00 R
A	41	2,650.0	May 28, 1906	Benito Valdez.....	.01	26.50 R
A	42	2,523.32	May 28, 1906	Demetrio Tuason.....	.02	50.47 R
A	44	2,760.0	May 28, 1906	Demetrio Tuason.....	.01	27.60 R
A	45	39,676.97	May 28, 1906	Dean C. Worcester.....	.015	595.15 E
A	51	3,842.3	May 28, 1906	Agusto Tuason.....	.01	38.42 R
A	52	3,880.0	May 28, 1906	Agusto Tuason.....	.01	38.80 R
A	53	2,510.0	May 28, 1906	Mariano Tuason.....	.01	25.10 R
A	54	4,417.23	Apr. 15, 1908	Benito Legarda.....	.04	176.69 E
A	55	1,710.3	May 28, 1906	Mariano Tuason.....	.01	17.10 R
A	56	3,061.35	Apr. 15, 1908	Benito Legarda.....	.04	122.45 E
A	57	1,777.9	May 28, 1906	Juan Tuason.....	.01	11.78 R
A	58	2,725.30	Apr. 15, 1908	Antonio Prieto.....	.09	245.28 E
A	59	1,680.0	May 28, 1906	Juan Tuason.....	.01	16.80 R
A	60	2,379.04	Apr. 15, 1908	Antonio Prieto.....	.07	166.53 E
A	61	1,580.4	May 28, 1906	Teresa Tuason.....	.01	15.80 R
A	62	2,037.20	Jan. 6, 1908	F. R. Clute.....	.04	81.49 E
A	63	1,691.60	May 28, 1906	Teresa Tuason.....	.01	16.92 R
A	64	1,513.64	Apr. 15, 1908	Manuel Gonzales.....	.05	75.68
A	65	2,086.60	Apr. 15, 1908	Manuel Gonzales.....	.08	166.93
A	66	1,175.63	Apr. 15, 1908	Francisco Gonzales.....	.10	117.56
A	67	1,851.66	Apr. 15, 1908	Francisco Gonzales.....	.15 <sup>1</sup>	287.01
A	68	4,993.40	Jan. 6, 1908	J. N. Wolfson.....	.04	197.74
A	69	13,173.50	July 20, 1906	Archbishop of Manila.....	.00 <sup>1</sup>	87.82
(1)				Archbishop of Manila.....		6,200.00
A	70	39,140.00	July 20, 1906	Archbishop of Manila.....	.00 <sup>1</sup>	260.93
A	72	2,801.25	Jan. 6, 1908	O. S. Cole.....	.04	112.05 E
A	73	2,231.18	Apr. 15, 1908	Isidoro Ibolson.....	.04	89.25
A	74	3,022.01	Apr. 15, 1908	Isidoro Ibolson.....	.06	181.32
A	75	2,514.68	Apr. 15, 1908	Roman Martinez.....	.05 <sup>1</sup>	138.31
A	76	3,093.80	Apr. 15, 1908	Roman Martinez.....	.04 <sup>1</sup>	139.22
A	77	8,538.40	Apr. 15, 1908	W. H. Donovan.....	.06 <sup>1</sup>	555.00 E
A	78	5,227.11	Apr. 15, 1908	Francisco Bustamente.....	.05 <sup>1</sup>	287.49
A	79	10,918.00	Apr. 15, 1908	Mateo Carillo.....	.00 <sup>1</sup>	36.39
A	80	2,959.42	Jan. 6, 1908	R. D. Blanchard.....	.04	118.38 E
A	81	2,230.08	Apr. 15, 1908	Antonio Jimenez.....	.04	89.20
A	82	3,345.70	May 17, 1909	E. A. McClellan.....	.06	200.74 E
A	83	38,684.00	Apr. 15, 1908	Matias Gonzales.....	.04	1,547.36
A	85	33,214.00	Oct. 24, 1908	José Gavito.....	.04	1,328.56
A	86	34,181.65		Philippines Sugar Estates Dev. Co.....	.04	1,367.27
A	89	19,000.42		E. Gutierrez y Repide.....	.04	760.02
B	1	39,596.00	July 20, 1906	M. E. Mission.....	.00 <sup>1</sup>	263.97
B	2	98,816.31	July 20, 1906	Archbishop of Manila.....	.00 <sup>1</sup>	618.78
B	3	100,233.98	July 20, 1906	Archbishop of Manila.....	.00 <sup>1</sup>	668.23
B	4	107,829.34	July 20, 1906	C. H. Brent.....	.00 <sup>1</sup>	359.43
B	9	8,000.00		V. A. P.....	.00 <sup>1</sup>	533.33
C	1	12,603.02	May 28, 1906	H. P. Whitmarsh.....	.01	126.03 E
C	3	7,887.12	May 28, 1906	C. P. Hatheway.....	.01	78.87 E
C	5	9,721.88	May 28, 1906	Enrique P. Brias.....	.025	243.03 R
C	7	5,468.98	May 28, 1906	Ignacio B. de Lis.....	.01	54.69
C	9	7,623.28	May 28, 1906	G. H. Guerdum.....	.01	76.23 E
C	11	3,220.79	May 28, 1906	Mrs. M. McLeod.....	.01	32.21
C	13	4,246.46	July 20, 1906	Walter E. Olsen.....	.02	284.93
C	15	3,131.23	July 20, 1906	Rafael del Pan.....	.03	93.94 E
C	17	3,083.19	July 20, 1906	Jackson A. Due.....	.04 <sup>1</sup>	146.45 E
C	18	12,633.64	July 20, 1906	Francisco Gutierrez.....	.04 <sup>1</sup>	568.51
C	19	6,791.92	May 28, 1906	R. H. Noble.....	.01	67.92 E
C	20	5,828.87	May 28, 1906	Mrs. A. M. Campbell.....	.01	58.29 E
C	21	6,089.55	July 20, 1906	A. S. Ward.....	.05	304.48
C	23	8,142.85	May 28, 1906	Ariston Bautista.....	.01	81.43 E
C	25	15,767.20	July 20, 1906	Francisco Ortigas.....	.02	315.34 E
C	26	12,164.37	May 28, 1906	R. H. Noble.....	.01	121.64 E
C	27	15,718.42	July 20, 1906	Rafael del Pan.....	.03	471.55 E
C	28	16,628.18	July 20, 1906	Victorino Mapa.....	.02 <sup>1</sup>	374.13 E
C	29	7,899.67	July 20, 1906	Luz C. de Reyes.....	.05 <sup>1</sup>	414.73
C	32	10,105.41	July 20, 1906	Manuel Araullo.....	.02	202.11 E
D	1	2,922.52	May 28, 1906	C. Shea.....	.01	29.23
D	2	4,352.96	July 20, 1906	John D. Amazeen.....	.04 <sup>1</sup>	195.88 E
D	3	4,543.84	July 20, 1906	Francisco P. Reyes.....	.05	227.19

<sup>1</sup> Improvements on lot No. 69.

## STATEMENT AND INDEX OF LOTS SOLD IN BAGUIO TOWNSITE, SEPTEMBER, 1910—con.

## Statement of sale of Baguio town-site lots—Continued.

## RESIDENCE SECTIONS—Continued.

Lots.		Area. square meters.	Date sold.	Name of purchaser.	Price per square mile.	Total cost.
Sec.	No.					
D	4	8,597.71	May 28, 1906	H. E. Stafford	P0.01	P85.98 E
D	5	7,583.54	May 28, 1906	H. E. Stafford	.03	227.51 E
D	6	4,388.76	July 20, 1906	Rafael Reyes	.051	241.38
D	7	6,418.80	July 20, 1906	Gregorio Araneta	.034	240.71 E
D	8	12,353.78	July 20, 1906	Faustino Perez	.05	617.69
D	9	4,506.72	July 20, 1906	M. Limjap	.06	270.40
D	10	7,178.36	July 20, 1906	M. Limjap	.064	466.59
D	11	13,080.34	July 20, 1906	Rafael Reyes	.051	686.72
D	12	6,708.14	July 20, 1906	José Silvestre	.051	352.18
D	13	3,937.98	July 20, 1906	Maria S. Lopez	.05	196.90
D	14	7,606.16	July 20, 1906	Fernandez Hermanos	.04	304.25
D	15	5,051.84	July 20, 1906	Arcadio Rosario	.05	252.59 E
D	16	9,307.24	July 20, 1906	Manuel Gotti	.023	255.95 E
D	17	5,266.79	July 20, 1906	W. D. Prideaux	.031	197.50 E
D	18	2,768.57	July 20, 1906	Manuel Gotti	.031	89.98 E
D	19	5,434.82	July 20, 1906	A. B. Powell	.023	149.46 E
D	20	8,171.32	July 20, 1906	S. del Rosario	.023	224.71 E
D	21	5,027.13	May 28, 1906	A. C. Carson	.025	125.68 E
D	22	5,383.65	May 28, 1906	A. C. Carson	.05	269.18 E
D	23	7,123.54	May 28, 1906	L. A. Clark	.01	71.24
D	24	3,807.02	May 28, 1906	Mrs. A. M. Campbell	.025	95.18 E
D	25	13,323.32	May 28, 1906	H. L. Higgins	.01	133.23
D	26	7,122.23	May 28, 1906	H. L. Higgins	.055	391.72
D	27	7,269.00	May 28, 1906	C. A. Stevens	.01	72.69
D	28	8,027.50	May 28, 1906	C. M. Jenkins	.03	240.83
D	29	9,754.18	May 28, 1906	C. M. Jenkins	.02	195.08
D	30	3,875.57	May 28, 1906	F. W. Prising	.02	77.51
D	31	9,874.73	May 28, 1906	West G. Smith	.01	98.75
D	32	9,347.56	May 28, 1906	West G. Smith	.015	140.21
D	33	8,448.62	May 28, 1906	J. Marshall	.01	84.49
D	34	5,227.96	May 28, 1906	J. Marshall	.015	78.42
D	35	3,690.82	May 28, 1906	W. J. Mallory	.01	36.91 E
D	36	2,193.43	May 28, 1906	W. J. Mallory	.01	21.93 E
D	37	1,648.23	May 28, 1906	A. Muscat	.01	16.48
D	38	976.96	May 28, 1906	F. W. Prising	.065	63.50
D	40	3,388.98	May 28, 1906	C. A. Stevens	.05	169.45
D	41	4,100.66	May 28, 1906	F. Muscat	.09	369.05
D	42	6,846.49	May 28, 1906	Mr. Parsons	.035	239.63 E
D	43	7,215.13	May 28, 1906	Mercedes McLeod	.01	72.15
D	44	6,728.44	May 28, 1906	Miss M. McLeod	.01	67.28
D	45	1,990.23	May 28, 1906	Mrs. A. Kingcome	.01	19.90
D	47	345,473.97	May 28, 1906	Baguio Country Club	.003	2,303.20 ER
D	48	11,579.46	May 28, 1906	Mrs. de Lis	.01	115.79
D	49	2,774.09	May 28, 1906	A. Bertran de Lis	.01	27.74
D	50	7,503.60	May 28, 1906	Mrs. M. McLeod	.01	75.04
D	51	3,277.06	May 28, 1906	Dr. R. P. Strong	.01	32.71 E
D	52	2,850.80	May 28, 1906	Dr. R. P. Strong	.01	28.51 E
D	53	4,498.43	May 28, 1906	E. C. McCullough	.01	44.98
D	54	7,984.56	May 28, 1906	E. C. McCullough	.01	79.85
D	55	3,829.95	May 28, 1906	S. O. Scudder	.01	38.30 E
D	56	7,758.90	May 28, 1906	H. P. Whitmarsh	.01	77.59 E
D	57	7,017.01	May 28, 1906	P. G. McDonnell	.01	70.17 E
D	58	6,039.13	May 28, 1906	J. R. Wilson	.01	60.39 E
D	59	9,379.65	July 20, 1906	T. C. Kinney	.06	562.78
D	60	3,933.07	May 28, 1906	G. C. Schweickert	.01	39.33 E
D	61	5,000.00	May 28, 1906	Josefina Luzuriaga	.01	50.00 R
D	62	5,000.00	May 28, 1906	Josefina Luzuriaga	.01	50.00 R
D	63	5,000.00	May 28, 1906	A. B. de Lis, Jr.	.01	50.00
D	64	8,981.22	May 28, 1906	W. H. Donovan	.01	89.81 E
D	65	8,851.55	May 28, 1906	John T. McLeod	.05	427.58
D	66	6,783.72	May 28, 1906	A. O. Zinn	.02	135.67 E
D	67	5,885.70	July 20, 1906	D. D. Douglas	.03	176.57 E
D	68	5,865.98	July 20, 1906	O. S. Cole	.013	102.65 E
D	69	36,914.88	May 28, 1906	W. Cameron Forbes	.02	738.30 E
D	70	27,685.15	May 28, 1906	W. Cameron Forbes	.02	553.70 E
D	71	5,814.62	July 20, 1906	C. A. Stevens	.033	203.51
D	72	3,641.96	July 20, 1906	C. M. Jenkins	.05	182.10
D	73	2,602.44	July 20, 1906	F. W. Prising	.05	130.12
D	74	745.18	July 20, 1906	T. L. Hartigan	.13	96.87
D	75	23,074.42	.....	Hongking & Sh. Bank	.04	922.98
F	1	9,766.19	Jan. 6, 1908	Felipe Zamora	.04	390.65
F	2	5,986.97	Jan. 6, 1908	Vicente Miranda	.04	239.48
F	3	6,727.60	Mar. 15, 1909	A. D. Tanner	.06	403.66 E

1 Baguio Country Club, a corporation, many members of which are Government employees or relatives.

STATEMENT AND INDEX OF LOTS SOLD IN BAGUIO TOWNSITE, SEPTEMBER, 1910—con.

*Statement of sales of Baguio town-site lots—Continued.*

## RESIDENCE SECTIONS—Continued.

Lots.		Area, square meters.	Date sold.	Name of purchaser.	Price per square mile.	Total cost.
Sec.	No.					
F	4	9,038.17	Jan. 6, 1908	A. M. Easthagen	P0.04	P361.53 <i>E</i>
F	5	10,749.68	Jan. 6, 1908	E. H. Cole	.04½	443.42 <i>E</i>
F	6	8,970.66	Jan. 6, 1908	G. W. Beattie	.04	358.82 <i>E</i>
F	8	7,333.09	Apr. 15, 1908	W. M. Haube	.05	366.65 <i>E</i>
F	10	8,554.63	Jan. 6, 1908	Vicente Reyes	.04	342.19
F	11	9,821.99	Jan. 6, 1908	Carl Hess	.04	392.88
F	12	9,066.96	Jan. 6, 1908	M. E. Cuyugan	.04	362.68
F	13	10,056.25	Apr. 15, 1908	Edna R. Schley	.04	402.25
F	14	9,441.98	Apr. 15, 1908	Gregorio Araneta	.04	377.68 <i>E</i>
F	15	5,404.79	Apr. 15, 1908	E. R. Forbes	.04½	243.22
F	16	5,315.40	Apr. 15, 1908	J. R. Wilson	.04½	239.19 <i>E</i>
F	17	4,707.19	Jan. 6, 1908	M. W. Mumma	.04½	200.06
F	18	6,573.88	Jan. 6, 1908	M. E. Cuyugan	.07½	493.04
F	19	5,577.92	Jan. 6, 1908	M. W. Mumma	.04½	251.00
F	20	5,983.27	Jan. 6, 1908	Carlos Cuguyan	.06½	373.95
F	21	7,333.36	Jan. 6, 1908	Carlos Cuguyan	.04	293.33
F	22	6,728.15	Jan. 6, 1908	J. B. Thomas	.08	538.25 <i>E</i>
F	23	6,972.70	Jan. 6, 1908	A. M. Easthagen	.04	278.51 <i>E</i>
F	24	5,972.70	Apr. 15, 1908	Petrona Napkil	.04	231.69
F	25	3,487.97	Apr. 15, 1908	Petrona Napkil	.05½	191.84
H	1	4,231.23	July 20, 1906	J. A. Scott	.02	84.62
H	2	5,612.50	July 20, 1906	J. A. Hamilton	.02	112.25
H	3	4,062.50	May 28, 1906	John T. McLeod	.01	40.63
H	4	6,734.38	May 28, 1906	G. H. Guerdum	.01	67.34 <i>E</i>
H	5	7,093.75	May 28, 1906	Enrique Brias	.01	70.94 <i>R</i>
H	6	6,595.50	May 28, 1906	Enrique P. Brias	.01	65.95 <i>R</i>
H	7	9,724.16	May 28, 1906	C. Sackerman	.01	97.24 <i>E</i>
H	8	5,274.93	May 28, 1906	Harry E. Smith	.01	52.75 <i>E</i>
H	9	6,464.83	May 28, 1906	C. Sackerman	.01	64.65 <i>E</i>
H	10	3,166.56	May 28, 1906	H. E. Smith	.01	31.67 <i>E</i>
H	11	8,427.05	July 20, 1906	L. J. Lambert	.01	84.27
H	12	1,009.48	May 28, 1906	C. E. Conant	.02	20.19 <i>E</i>
H	13	9,762.03	July 20, 1906	J. P. Heilbronn	.01½	122.05
H	14	2,225.16	May 28, 1906	John J. Knust	.01	22.25
H	15	3,665.45	July 20, 1906	Thomas Tolman	.02	73.31
H	16	2,716.96	May 28, 1906	J. Fox	.01	27.17
H	17	3,032.23	July 20, 1906	J. W. Longaker	.03½	98.55 <i>E</i>
H	18	1,125.36	May 28, 1906	C. E. Conant	.065	73.15 <i>E</i>
H	19	1,013.30	May 28, 1906	J. W. Houston	.05	50.67
H	20	3,996.69	May 28, 1906	T. H. P. de Tavera	.015	59.95 <i>E</i>
H	21	7,787.88	May 28, 1906	T. H. P. de Tavera	.01	77.88 <i>E</i>
J	1	18,263.03	Oct. 9, 1909	R. J. Andrews	.04½	852.27 <i>E</i>
K	1	290,535.55	May 28, 1906	Father Fidel Mir	.004	968.45
K	3	1,633.00	Oct. 24, 1908	Francisco Yandoc	.03½	57.16
K	4	1,103.00	Oct. 24, 1908	Domingo L. Diaz	.05	55.15 <i>E</i>
K	5	1,697.00	Oct. 24, 1908	Jose Mendoza	.01	16.97 <i>E</i>
K	6	1,180.00	Oct. 24, 1908	Juan Zarate	.06	70.80
K	7	1,174.00	Oct. 24, 1908	Ciriaco Ferrer	.01	11.74
K	8	1,153.00	Oct. 24, 1908	Tomas Anchita	.02½	28.83 <i>E</i>
K	9	1,375.00	Oct. 24, 1908	Lauriano Rosario	.01	13.75
K	10	2,458.00	Oct. 24, 1908	Gregorio Galvan	.01	24.58 <i>E</i>
K	11	1,270.00	Oct. 24, 1908	J. W. Smith	.01	12.70 <i>E</i>
K	12	1,841.00	Oct. 24, 1908	Marcelino C. Garcia	.01	18.41
K	13	1,141.00	Oct. 24, 1908	Matteo Marques	.01	11.41
K	14	1,327.00	Oct. 24, 1908	Manuel Ferdinandina	.01	13.27
K	15	1,453.02	Oct. 9, 1909	Zoilo Tolentino	.01	14.53 <i>E</i>
K	16	1,318.00	Oct. 24, 1908	Frank Danao	.01	13.18 <i>E</i>
K	17	1,267.00	Oct. 24, 1908	Juan Josue	.01	12.67
K	18	1,251.00	Oct. 24, 1908	Santiago Salas	.01	12.51
K	19	3,196.00	Oct. 24, 1908	Fabian Camiling	.01	31.96
K	20	1,307.00	Oct. 24, 1908	Baltazar Abena	.01	13.07
K	22	1,159.00	Oct. 24, 1908	Lucio Almazan	.01	11.59 <i>E</i>
K	23	975.95	Oct. 9, 1909	Isidoro Tolentino	.01	9.80
K	24	2,444.00	Oct. 24, 1908	Lucio Almazan	.01	24.44 <i>E</i>
K	25	730.00	Oct. 24, 1908	Frank Danao	.01	7.30 <i>E</i>
K	26	1,832.00	Oct. 24, 1908	Tomas Anchita	.01	18.32 <i>E</i>
K	27	2,386.00	Oct. 24, 1908	J. O. Wagner	.01	23.86 <i>E</i>
K	28	1,341.00	Oct. 24, 1908	V. O. Castro	.01½	20.12 <i>E</i>
K	29	2,548.41	Oct. 9, 1909	Consuelo de Cuyugan	.01	25.48
K	30	1,090.00	Oct. 24, 1908	Baltazar Abena	.01	10.90
K	31	3,040.00	Oct. 24, 1908	F. J. Diaz	.01	30.40
K	32	1,212.80	Oct. 9, 1909	Fausta Floresca	.01	12.13
K	33	3,003.00	Oct. 24, 1908	Zoilo Tolentino	.01	30.03 <i>E</i>
K	35	1,942.09	Oct. 9, 1909	Consuelo de Cuyugan	.01	19.42



## STATEMENT AND INDEX OF LOTS SOLD IN BAGUIO TOWNSITE, SEPTEMBER, 1910—con.

*Statement of sales of Baguio town-site lots—Continued.*

## RESIDENCE SECTIONS—Continued.

Lots.		Area, square meters.	Date sold.	Name of purchaser.	Price per square mile.	Total cost.
Sec.	No.					
K	36	1,456.64	Apr. 22, 1910	Mariano Ponce.....	P0.01½	P 21.85
K	37	1,835.92	Oct. 9, 1909	E. Gutierrez y Repide.....	.01	18.36
K	38	1,774.00	Oct. 24, 1908	J. C. Wagner.....	.01	17.74 E
K	39	1,961.86	Oct. 9, 1909	Felix Bautista.....	.01	19.62
K	40	1,601.00	Oct. 24, 1908	Marcelino Garcia.....	.01	16.01
K	41	944.00	Oct. 24, 1908	Donato Baldanado.....	.01	9.44
K	42	1,097.00	Oct. 24, 1908	V. O. Castro.....	.01	10.97 E
K	43	1,928.00	Oct. 24, 1908	Cirito Belvis.....	.01	19.28
K	44	1,517.00	Oct. 24, 1908	Angel Menor.....	.01	15.17
K	45	2,334.55	Apr. 19, 1910	Donato Teodoro.....	.01½	35.02 E
K	46	1,067.00	Oct. 24, 1908	Angel Menor.....	.01	10.67
K	48	751.00	Oct. 24, 1908	Domingo L. Diaz.....	.09½	71.34 E
K	49	3,291.00	Oct. 24, 1908	F. J. Diaz.....	.01	32.91
K	51	2,844.00	Oct. 24, 1908	Fabian Camiling.....	.01	28.44
K	53	2,142.00	Oct. 24, 1908	Cornelio Pineda.....	.01	21.42
K	55	2,399.69	Apr. 19, 1910	Hermogenes Reyes.....	.01½	36.00 E
K	57	2,605.03	Apr. 19, 1910	Epifanio Reyes.....	.01½	39.08
K	59	1,980.61	Apr. 19, 1910	Hermogenes Reyes.....	.01½	29.71 E
K	61	1,988.62	Oct. 9, 1909	Melquiades Floresca.....	.01	19.89 E
K	63	3,408.00	Oct. 24, 1908	Jose Mendoza.....	.01	34.08 E
K	65	1,747.00	Oct. 24, 1908	Melquiadez Floresca.....	.01	17.47 E
K	67	1,059.00	Oct. 24, 1908	Juan Zarate.....	.10	105.90
K	68	163,855.79	Oct. 9, 1909	Jesuit Miss. Society.....	.00½	546.19

## LOTS IN BUSINESS SECTION "A" SOLD ON JULY 20, 1906.

Block.	Lot.	Square meters.	Name of purchaser.	Price per square mile.	Total cost.
1	1	450.00	H. S. King.....	P0.03½	P 15.00
1	2	450.00	Frederick O'Brien.....	.03½	15.00
1	3	450.00	J. W. Longaker.....	.03½	15.00 E
1	4	450.00	H. P. Whitmarsh.....	.03½	15.00 E
1	5	450.00	H. S. King.....	.03½	15.00
1	6	450.00	J. E. Mallory.....	.03½	15.00 E
1	7	450.00	W. H. McIntyre.....	.03½	15.00 E
1	8	450.00	J. W. Longaker.....	.03½	15.00 E
1	9	450.00	Alfredo Roensch.....	.03½	15.00
1	10	450.00	W. E. Olsen.....	.03½	15.00
1	11	450.00	J. W. Marker.....	.03½	15.00
1	12	450.00	Harry Thurber.....	.05½	26.00
2	1	450.00	F. J. Higham.....	.03½	15.75
2	2	450.00	F. J. Higham.....	.03½	15.00
2	3	450.00	George Rouse.....	.03½	15.00
2	4	450.00	George Rouse.....	.07½	34.00
2	5	450.00	D. F. Maloney.....	.03½	15.00
2	6	450.00	D. F. Maloney.....	.03½	15.00
2	7	450.00	H. B. Hanford.....	.03½	15.00 E
2	8	450.00	T. B. Tolman.....	.04	18.00
2	9	450.00	L. J. Lambert.....	.03½	15.00
2	10	450.00	J. P. Heilbronn.....	.03½	15.00
2	11	450.00	T. B. Tolman.....	.03½	15.00
2	12	450.00	L. J. Lambert.....	.03½	15.00
3	1	479.90	F. A. Churchill.....	.03½	16.00 E
3	2	450.00	E. E. Elser.....	.03½	15.00
3	3	450.00	J. W. Anderson.....	.03½	15.00 E
3	4	450.00	C. M. Jenkins.....	.03½	15.00
3	5	450.00	C. M. Jenkins.....	.03½	15.00
3	6	450.00	G. H. Guerdum.....	.03½	15.00 E
3	7	450.00	G. H. Guerdum.....	.03½	15.00 E
3	8	450.00	R. H. Noble.....	.03½	15.00 E
3	9	790.36	W. Jessup.....	.03½	26.35
3	10	775.05	W. Jessup.....	.03½	25.84
3	11	675.00	C. Shea.....	.03½	22.50
3	12	675.00	C. Shea.....	.03½	22.50
4	1	562.50	H. P. Whitmarsh.....	.03½	18.75 E
4	2	514.56	J. P. Heilbronn.....	.03½	17.50
4	3	450.00	P. J. O'Neill.....	.03½	15.00
4	4	450.00	P. J. O'Neill.....	.03½	15.00
4	5	450.00	P. M. Jones.....	.03½	15.00
4	6	450.00	P. M. Jones.....	.03½	15.00

## STATEMENT AND INDEX OF LOTS SOLD IN BAGUIO TOWNSITE, SEPTEMBER, 1910—con.

*Statement of sales of Baguio town-site lots—Continued.*

## LOTS IN BUSINESS SECTION "A" SOLD ON JULY 20, 1906—Continued.

Block.	Lot.	Square meters.	Name of purchaser.	Price per square mile.	Total cost.
4	7	450.00	R. H. Noble.....	P0.03½	P15.00 E
4	8	450.00	R. C. Hosty.....	.03½	15.00
4	9	450.00	R. C. Hosty.....	.03½	15.00
4	10	659.25	H. B. Hanford.....	.03½	21.98 E
4	11	450.00	J. A. Hamilton.....	.03½	15.00
4	12	450.00	J. A. Hamilton.....	.03½	15.00
4	13	450.00	C. Backmeister.....	.03½	15.00
4	14	450.00	C. A. Stevens.....	.03½	15.00 E
5	1	450.00	C. Kingcome.....	.04½	21.00
5	2	380.70	C. Kingcome.....	.039½	15.00
5	3	450.00	D. M. Clark.....	.03½	15.00
5	4	450.00	D. M. Clark.....	.04½	22.00
6	1	450.00	F. S. Jones.....	.05½	26.00
6	2	380.00	F. S. Jones.....	.039½	15.00
6	3	450.00	R. H. Wood.....	.03½	17.00
6	4	450.00	R. H. Wood.....	.07½	33.50

## LOTS IN BUSINESS SECTION "B" SOLD ON OCTOBER 9, 1909.

2	1A	391.76	Benguet Commercial Company, Limited.....	P0.60	P235.06
2	2A	74.64	do.....	.60	44.78
2	3A	23.85	do.....	.60	14.31
2	4A	12.66	do.....	.60	7.60
2	5A	51.30	do.....	.60	30.78
3	1A	404.76	do.....	.60	242.86
3	2A	149.16	do.....	.60	89.50
3	9A	281.93	do.....	.60	169.16
3	10A	504.67	do.....	.60	302.80
3	11A	675.00	do.....	.60	405.00
3	12A	675.00	do.....	.60	405.00
4	11A	278.78	do.....	.60	167.27
4	12A	235.32	do.....	.60	141.19
4	13A	204.35	do.....	.60	122.61
4	14A	261.43	do.....	.60	156.86
5	1A	450.00	do.....	.60	270.00
5	2A	430.74	do.....	.60	258.44
5	3A	431.75	do.....	.60	259.05
5	4A	310.58	do.....	.60	186.35
6	1A	450.00	do.....	.60	270.00
6	2A	290.24	do.....	.60	174.14
6	3A	219.75	do.....	.60	131.85
6	4A	202.88	do.....	.60	121.73

## LOTS IN BUSINESS SECTION "C" SOLD MARCH 5, 1909.

	1	2,838.20	Domingo L. Diaz.....	P0.60	P1,702.82
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*Index of lots sold in Baguio town site.*

NOTE.—First figure indicates number of page; letter indicates section, and second figure indicates number of lot.

## RESIDENCE SECTIONS.

Abena, Baltazar, 8 K/20; K/30.  
 Almazan, Lucio, 7 k/22; K/24.  
 Amazeen, John D., 3 D/2.  
 Anchita, Tomas, 7 K/8; 8 K/26.  
 Araneta, Gregorio, 3 D/7; 6 F/14.  
 Araullo, Manuel, 3 C/32.  
 Archbishop of Manila, 2 A/69; 2 A/70; 2 B/2; 2 B/3; 2 Improvements on Lot 69.  
 Andrews, R. J., 7 J/1.  
 Baldonado, Donato, 8 K/41.  
 Bautista, Ariston, 3 C/23.  
 Bautista, Petrona, 6 F/25.

Bautista, Felix, 8 K/39.  
 Baguio Country Club, 4 D/47.  
 Beattie, G. W., 6 F/6.  
 Belvis, Cirito, 8 K/43.  
 Blanchard, R. D., 2 A/80.  
 Brent, C. H., 2 B/4.  
 Brias, Enrique, 2 C/5; 6 H/5; 6 H/6.  
 Bustaments, Francisco, 2 A/78.  
 Camiling, Fabian, 7 K/19; 8 K/51.  
 Campbell, Mrs. A. M., 3 C/20; 4 D/24.  
 Cariño, Mateo, 2 A/79.  
 Carson, A. C., 4 D/21; 4 D/22.  
 Castro, V. O., 8 K/28; 8 K/42.  
 Clute, F. R., 1 A/62.  
 Cole, E. H., 6 F/5.  
 Cole, O. S., 2 A/72; 5 D/68.  
 Clarke, L. A., 4 D/23.  
 Conant, C. E., 6 H/12; 7 H/18.  
 Cuyugan, M. E., 6 F/12; 6 F/18.  
 Cuyugan, Carlos, 6 F/20; 6 F/21.  
 Cuyugan, Consuelo, 8 K/35.  
 Danao, Frank, 7 K/16; 8 K/25.  
 Diaz, Domingo L., 7 K/4; 8 K/48.  
 Diaz, F. J., 8 K/31; 8 K/49.  
 Donovan, W. H., 2 A/77; 5 D/64.  
 Douglas, D. D., 5 D/67.  
 Due, Jackson, 3 C/17.  
 Easthagen, A. M. 6 F/4; 6 F/23.  
 Fernandino, Manuel, 7 K/14.  
 Ferrer, Ciriaco, 7 K/7.  
 Floresca, Fausta, 8 K/32.  
 Floresca, Melquiadez, 8 K/65; 8 K/61.  
 Forbes, W. Cameron, 5 D/69; 5 D/70.  
 Forbes, E. R. 6 F/15.  
 Fox, J. 7 H/16.  
 Fernandez, Hermanos 3 D/14.  
 Galvan, Gregorio, 7 K/10.  
 Garcia, Marcelino, 7 K/12; 8 K/40.  
 Gavito, José 2 A/85.  
 Goiti, Manuel, 4 D/16; 4 D/18.  
 Gonzales, Francisco, 1 A/66; 2 A/6.  
 Gonzales, Manuel, 2 A/64; 2 A/65.  
 Gonzales, Matias, 2 A/83.  
 Guerdrum G. H. 3 C/9; 6 H/4.  
 Gutierrez, Francisco 3 C/18.  
 Gutierrez, Eduardo y Repide, 8 K/37.  
 Hamilton, J. A. 6 H/2.  
 Hartigan, T. L. 5 D/74.  
 Hatheway, C. P. 2 C/3.  
 Haube, W. M. 6 F/8.  
 Heilbronn, J. P. 6 H/13.  
 Hermanos, Fernandez, 3 D/14.  
 Hess, Carl 6 F/11.  
 Higgins, H. L. 4 D/25; 4 D/26.  
 Houston, John W. 7 H/19.  
 Hongkong-Shanghai Bank, 5 D/75.  
 Ibolson, Isidoro, 2 A/73; A/74.  
 Jenkins, C. M. 4 D/28; 4 D/29; 5 D/72.  
 Jesuit Missionary Society, 9 K/68.  
 Jiminez, Antonio, 2 A/81.  
 Josue, Juan, 7 K/17.  
 Kingcome, Mrs. A. 4 D/46.  
 Kinney, T. C. 5 D/59.  
 Knust, John J. 7 H/14.  
 Lambert, Leon J. 6 H/11.  
 Legarda, Benito 1 A/54; 1 A/56.  
 Limjap, M. 3 D/9; 3 D/10.  
 Lis, A. Bertran de, 5 D/49.

Lis, A. Bertran de, Jr. 5 D/63.  
Lis, Ignacio B. de, 3 C/7.  
Lis, Mrs. de, 5 D/48.  
Longaker, John W. 7 H/17.  
Lopez, Maria S. 3 D/13.  
Luzuriaga, Josefina, 5 D/61; 5 D/62.  
Mallory, J. 4 D/35; 4 D/36.  
Manade, M. 6 F/27.  
Manuel, Juan, 7 K/21; 8 K/34.  
Mapa, Victorino, 3 C/28.  
Marshall, J. 4 D/33; 4 D/34.  
Marquez, Mateo, 7 K/13.  
Martinez, Roman, 2 A/75.  
McClellan, Edgar A. 2 A/82.  
McCullough, E. C. 5 D/53; 5 D/54.  
McLeod, John T. 5 D/65; 6 H/3.  
McLeod, Mrs. M. 3 C/11; 5 D/50.  
McLeod, Miss Mary E. 4 D/44.  
McLeod, Mercedes, 4 D/43.  
McDonnell, P. G. 5 D/57.  
Mendoza, José 7 K/5; 8 K/63.  
Menor, Angel, 8 K/44; 8 K/46.  
Mir, Father Midel, 7 K/1.  
Miranda, Vicente, 5 F/2.  
Mission, M. E. 2 B/1.  
Muscat, A. 4 D/37.  
Muscat, F. 4 D/41.  
Mumma, M. W. 6 F/17; 6 F/19.  
Napkil, Petrona, 6 F/24; 6 F/25.  
Noble, R. H. 3 C/19; 3 C/26.  
Olsen, Walter E. 3 C/13.  
Ortigas, Francisco 3 C/25.  
Pan, Rafael del, 3 C/15; 3 C/27.  
Parsons, Mr. 4 D/42.  
Perez, Faustino 3 D/8.  
Philippines Est. Sugar Dev. Co. 2 A/86.  
Pineda, Camilio 8 K/53.  
Ponce, Mariano, 8 K/36.  
Powell, A. B. 4 D/19.  
Prideauz, W. D. 4 D/17.  
Prieto, Mauro, 1 A/38; 1 A/39.  
Prieto, Antonio, 1 A/58; 1 A/60.  
Prising, F. W. 4 D/30; 4 D/38; 5 D/73.  
Reyes, Francisco P. 3 D/3.  
Reyes, Epifanio, 8 K/57.  
Reyes, Hermogenes, 8 K/55; 8 K/59.  
Reyes, Luz C. de 3 C/29.  
Reyes, Rafael, 3 D/6; 3 D/11.  
Reyes, Vicente 6 F/10.  
Roces, Filomena, 1 A/35; 1 A/37.  
Rosario, Arcadio, 4 D/15.  
Rosario, S. del, 4 D/20.  
Rosario, Laurantio, 7 K/9.  
Sackerman, C. 6 H/7; 6 H/9.  
Salas, Santiago, 7 K/15.  
Schley, Edna R. 6 F/13.  
Schweickert, G. C. 5 D/60.  
Scott, J. A. 6 H/1.  
Scudder, S. O. 5 D/55.  
Shea, C. 3 D/1.  
Silvestre, José 3 D/12.  
Smith, Harry E. 6 H/8; 6 H/10.  
Smith, J. W. 7 K/11.  
Smith, West G. 4 D/31; 4 D/32.  
Stafford, H. Eugene, 3 D/4; 3 D/5.  
Stevens, C. A. 4 D/27; 4 D/40; 5 D/71.  
Strong, Dr. R. P. 5 D/51; 5 D/52.

Tanner, A. D. 5 F/3.  
 Tavera, T. H. P. de, 7 H/20; 7 H/21.  
 Teodoro, Donato, 8 K/45.  
 Thomas, J. B. 6 F/22.  
 Tolentino, Isidoro, 7 K/23.  
 Tolentino, Zoilo; 8 K/33; 8 K/45.  
 Tolman, Thomas, 7 H/15.  
 Tuason, Agosto, 1 A/51; 1 A/52.  
 Tuason, Demetrio, 1 A/42; 1 A/44.  
 Tuason, Juan, 1 A/57; 1 A/59.  
 Tuason, Mariano, 1 A/53; 1 A/55.  
 Tuason, Teresa, 1 A/61; 1 A/63.  
 Valdez, Benito 1 A/40; 1 A/41.  
 V. A. P. 2 B/9.  
 Wagner, J. O. 8 K/27; 8 K/38.  
 Ward, A. S. 3 C/21.  
 Whitmarsh, H. P. 2 C/1; 5 D/56.  
 Wilson, J. R. 5 D/58; 6 F/16.  
 Wolfson, J. N. 2 A/68.  
 Worcester, Dean C. 1 A/45.  
 Yandoc, Francisco 7 K/3.  
 Zamora, Felipe 5 F/1.  
 Zarate, Juan 7 K/6; 9 K/67.  
 Zinn, A. O. 5 D/66.

## BUSINESS SECTIONS.

[NOTE.—First figure indicates number of page; letter indicates section; second figure indicates block number; and third figure lot number.]

Anderson, J. W. 10 A/3/3.  
 Backmeister, C. 11 A/4/13.  
 Benguet Commercial Company, Limited, 12 B/2/1A to 5A inc.; 12 B/3/1A, 2A, 10A to 12A inc.; 12 B/4/11A to 14A inc.; 12 B/5/1A to 4A inc.; 12 B/6/1A to 4A inc.  
 Churchill, F. A. 10 A/3/1.  
 Clarke, D. M. 11 A/5/3; 11 A/5/4.  
 Diaz, Domingo, 12 C/ 1.  
 Elser, E. E. 10 A/3/2.  
 Guerdum, Geo. H. 11 A/3/6; 11 A/3/7.  
 Hamilton, J. A. 11 A/4/11; 11 A/4/12.  
 Hanford, H. B. 10 A/2/7; 11 A/4/10.  
 Heilbronn, J. P. 10 A/2/10; 11 A/4/2.  
 Higham, F. J. 10 A/2/1; 10 A/2/2.  
 Hosty, R. C. 11 A/4/8; 11 A/4/9.

## RECAPITULATION.

Residence lots:	
Total number.....	243
To employees.....	94
To relatives.....	23
Business lots:	
Total.....	82
Employees.....	15
Total lots sold.....	325
Total to employees.....	109
Total to relatives.....	23

## SALE OF FRIAR LANDS IN THE PHILIPPINE ISLANDS.

HOUSE OF REPRESENTATIVES,  
COMMITTEE ON INSULAR AFFAIRS,  
*Tuesday, December 20, 1910.*

The committee this day met, Hon. Edgar D. Crumpacker (acting chairman) presiding.

The following members of the committee were present: Messrs. Olmsted (chairman), Crumpacker, Hamilton, Hubbard of Iowa, Graham of Pennsylvania, Parsons, Madison, Douglas, Jones, Page, Garrett, Denver, Helm, and Rucker of Colorado.

Mr. CRUMPACKER. Gentlemen, yesterday Mr. Martin submitted 15 questions to be asked of Mr. Carpenter and he said that he would be willing for Mr. Carpenter to answer those questions in writing in view of the fact that Mr. Carpenter wanted to get away last night. Mr. Carpenter has answered the questions in writing and I have here the questions and answers, and if the committee desires to hear them I will read them.

Mr. DOUGLAS. I suggest that they be read by the clerk for the information of the committee.

Mr. PAGE. I suggest that they be entered on the record without reading.

Mr. HAMILTON. They might throw light on some future inquiry.

Mr. PAGE. Then I withdraw the suggestion.

Mr. Crumpacker read the questions and answers as follows:

Q. How far is nearest point of Carpenter purchase from the railroad by the nearest road?—A. Approximately 4 miles to the railway station of Polo.

Q. Has this road been improved by the Insular Government or otherwise since Carpenter's purchase?—A. To the best of my knowledge and belief this road (Novaliches to Polo) has not been improved by the Insular Government or otherwise since my entry on the Tala estate in 1908, and it is passable for wheeled vehicles only during the dry season of the year.

Q. Is the growth of Manila in the direction of the Carpenter purchase?—A. It is not, nor is it probable for many years, if ever, as the principal cemetery of Manila is in the part of the city lying in the direction of the Tala estate, and adjacent lands just outside of the city limits, through which the Manila-Novaliches Road passes, are too low to be desirable for building purposes when considered in comparison with lands in other directions from and adjacent to the city. The desirable resident and business sections of the city are extending, and by reason of port construction and for other reasons must be expected to extend in the opposite direction, or toward Cavite.

Q. What trolley or other means of transportation are under way or proposed to, by, or through the Carpenter tract?—A. No trolley, or other means of transportation such as railways, tramways, etc., are under way, or probable for an indefinite period in the future, if ever, to pass by or through the Tala estate nearer than the present main line of the Manila and Dagupan Railway, with its station at Polo, mentioned in the answer to the first question.

Q. How many Filipino tenants have you and how much lands have you subrented to them?—A. Approximately 80. It is impossible for me to state with precision the

number of tenants I have at the present time, as the harvest of upland rice was completed about the time I left Manila, and perhaps some tenants have terminated their relation to me because of entering employment in Manila or for other analogous reasons, and doubtless additional tenants have been secured for the ensuing year by my manager, who reported to me before my departure that quite a number had indicated to him their desire to sow their upland rice on land within my holdings. There is no written contract between the tenants and myself, as it is the local custom to make such agreements orally. The land which my tenants are working under such agreements aggregates more than 400 hectares, but I am unable to state the area with precision, as the unit of area for the purpose of our agreement is the extension of land which can be sown by a cavan of rice seed, somewhat more than a hectare.

Q. If you were not their landlord, what would prevent their leasing the Tala lands themselves directly from the Government?—A. To the best of my knowledge and belief, my tenants are also lessees or purchasers of land (as a rule, low, wet, rice land) on the Tala, Malinta, Piedad, or other adjacent estates, and have under lease or purchase contracts all the land they desire. Through my manager and personally I have urged them to take up additional land, and it is well known to them that I shall be glad at any time, as I have been in the past, to transfer lands to them without charge, but they decline on the ground that after the third or at most the fourth year the land would be valueless to them, as it is not customary to continue the sowing of rice on any given parcel of high land for more than that period. Nothing prevents them from leasing the Tala lands except their own judgment.

Q. If the Government gave them the same protection and other advantages you receive, what would prevent them from using the land?—A. Referring to the answer to the preceding question, which I believe in part answers this, I would add that they and all tenants on the Tala and Piedad estates enjoy the same protection which I do, and the terms of my contract with the Government are considered by them unfavorable to the lessee by reason of the obligation to cultivate, which in the event of death or loss for other reason of work animals is extremely onerous, if not impossible, for them to comply with. They could not use the land if, as I understand the rule to be, vacant lands on the estates may not be used by anyone except under lease or purchase.

Q. What advances have been made to your tenants by the Insular Government?—A. I know of no advances having been made to my tenants as such or otherwise by the Insular Government.

Q. Who applied to have the loan fund extended to your land as was done about four months after your lease?—A. So far as I know, the loan fund was extended to the Tala hacienda, of which my land is a part, upon my application. My application was prompted by the hope that I could induce my cotenants on the Tala estate to apply for loans from this fund to enable them to purchase work cattle, which they greatly needed, and I understood that but little of the fund had been applied for on other estates.

Q. Have you personally advanced anything to them?—A. I have made advances in cash and rice to many of my tenants, perhaps to about half the total number. These advances are seldom, if ever, in excess of a total of \$10 in cash or its equivalent in rice. I have never made or received any interest charge.

Q. Do you expect the returns from your tenants to meet your payments for the land, this without any material advance by you?—A. I do not expect the returns from my tenants, i. e., any share in the crop which may pertain to me, to meet my payments for the land during the lease period, i. e., three years. I do expect that beginning with the fourth year the product of my tree plantations, the increase of my cattle, and my share of crops raised by tenants will meet the annual payments on the lands which I should purchase under the terms of my contract with the Government and the expenses generally of the plantation as a whole. However, I shall not be surprised if during the first and second years of the purchase period, i. e., the fourth and fifth years of occupancy, I have a deficit to meet from my salary.

Q. Have you surrendered any lands to Filipinos except to such as were former occupants of the estate?—A. I have surrendered lands to Filipinos whom I do not understand to have been former occupants of the estate, to wit, to Mariano Crisostomo, whom I understand to be a lawyer located in a small town about 10 miles or more up the railroad from Polo; to Maria Buendia, whom I understand to be a woman of some means who lives in a town about 20 miles from the Tala estate; to Mariano Escueta, whom I understand to be a native of the same town as Maria Buendia, and to several others whose names I do not recall. These lands were surrendered by me under a general authorization to the director of lands or his agent to make such leases to applicants under the usual rules without consulting me unless the lands applied for were within certain limits in which I was cultivating or planning to cultivate in the near future. I had no discussion of the matter nor negotiations with any of these persons, with the exception of Mariano Escueta, with whom I am slightly acquainted. The others are

strangers to me. In no instance have I received compensation for the relinquishment of my rights in excess of such sums as had been paid by me to the Government on account of the particular parcels of land concerned, which sums constituted credit on account of future purchase and by transfer passed to the transferee.

Q. Have you sold or contracted to sell any lands leased by you?—A. I have not sold or contracted to sell any lands leased by me.

Q. Have you re-leased any land leased by you? If so, at what price or under what conditions?—A. I have not re-leased any land leased by me unless there might be included under this term the land which my subtenants hold for not to exceed three years under conditions which have been explained in the answers to previous questions, either at this time or when I first appeared before the committee. In no instance do I receive cash rental except in a few cases, in which the subtenant pays me 1 peso per annum for a cavan of land—i. e., the area on which he sows a cavan of rice seed—or a sack of rice at harvest time in lieu of the cash payment. In the case of the share tenants I believe I have already stated in detail the arrangement, but I wish to make clear the point that I fear I did not bring out plainly in answers previously given—that where the subtenant has his own cattle and bears the expenses of breaking, sowing, harvesting, and thrashing his rice he retains practically the entire crop, and it is only after the first or second year that I receive more than a nominal share, which is considered mere recognition of the relation existing between myself and the subtenant so far as the ownership, or rather the control, of the land is concerned.

Q. Do you consider that ethics permit an officer of the insular government like yourself to speculate in lands held in trust by the Philippine government?—A. I do not consider my relation to the lands in question, or any other of the government lands, that of speculation. I am pledged to the people, through the statements of myself and my manager during the past three years, to transfer my rights in the cultivated land to my subtenants on their request, and in the vacant lands to any applicant, without pecuniary profit to myself. I do not understand that friar lands are held in trust in any sense, except the pledge to the bondholders by the Government to devote the proceeds of the lease and sale of these lands to the payment of the interest and the redemption of the bonds at no later date than when due—approximately 21 years from this time. I considered very carefully whether there might be any impropriety in my entering into the contract which I did regarding these lands and felt confident that there was no impropriety in such a course. I discussed the matter from that standpoint with representative people of all classes outside of the Government service, as well as with officials, prior to entering into the contract in question, and in no instance did I hear an expression of doubt as to the propriety of myself, as assistant executive secretary or as executive secretary, entering into the proposed contract with the insular government regarding the lands on the Tala estate.

I certify on my oath that the foregoing questions and answers are correct and true, to the best of my knowledge and belief.

Washington, D. C., December 19, 1910.

FRANK W. CARPENTER.

### TESTIMONY OF MR. D. C. WORCESTER—Continued.

Mr. DOUGLAS. Before you leave the San Jose estate there are a few questions which I want to ask Mr. Worcester.

Mr. WORCESTER. I am prepared this morning to furnish a little detailed information which was requested yesterday and which I could not give at the moment. You asked about the number of inhabitants of the island of Ilin. I find that it was 608 in 1903. The number of inhabitants of Mangarin, which you will remember was the largest settlement near the estate, was 331 in 1903, but I am very sure that not even such a number as that lives in the little village, and that that number includes houses scattered out through the woods. Iriran, the population of which I could not give, is so small that it does not appear in the census as a separate barrio. Its population is included with that of Sablayan, which is a town, and the population of that town is 943. Now, I have remembered that there has sprung up a barrio which does not appear on any of the maps, called Caguray. It is about 12 miles south of the estate, and is to-day



the most prosperous barrio in the vicinity of the estate. I should think that it would be a place with twice as many inhabitants as Mangarin, but it is of comparatively recent growth, and so it is not included on any of the maps.

Capt. Sleeper thinks that Mr. Bruce asked for the personal affidavits of the shareholders of the three California companies which have purchased public lands from the Government, in spite of the fact that he was not required to do so, and we have cabled to Manila asking whether the affidavits were furnished and requesting that if they were copies be transmitted to the committee.

The Mr. Hathaway of whom I spoke as the only gentleman who had ever given me any reason to believe that he represented corporate interests desiring to obtain more than the legal amount of land was Mr. F. R. Hathaway, of Saginaw, Mich., who left the United States for the Philippines in the middle of May, 1905, and returned the latter part of September, 1905.

Mr. PARSONS. That is not right.

Mr. WORCESTER. I am making this statement from his own testimony. He may have been mistaken as to when he returned.

Mr. PARSONS. He sailed from Yokohama on the 1st of December.

Mr. WORCESTER. He subsequently testified before the Ways and Means Committee of the House and before the Senate Committee on the Philippines, his testimony being against the reduction of the duty on Philippine sugar.

I said that the rental paid by the friars was, according to my recollection, 30 centavos per head for cattle, and I find that it was 20 centavos; that is, 10 cents in the United States.

Mr. DOUGLAS. For the season?

Mr. WORCESTER. For the year.

Mr. SLEEPER. No; that is for the month.

Mr. WORCESTER. The director of land has furnished me the following statement:

The friars of the Recoleta order paid to the Government 20 centavos per head per month for all animals, except calves, pastured on the San Jose de Mindoro estate. This estate was vacated by the friars in May, 1909.

According to the report of the director of lands, dated Baguio, May 5, 1910, there were 492 persons holding leases for friar lands of more than 16 hectares each, and 82 persons who had purchased more than 16 hectares each, or a total of 574 leases or sales made to individuals, each in excess of 16 hectares.

Of the above 82 purchasers, 4 are Americans, and of the 492 lessees, 15 are Americans, 2 are Englishmen and 15 are known to be natives, who were not occupants of the friar lands at the date of purchase by the Government. From best information at hand, it is estimated that all other lessees and purchasers appearing on the list were actual and bona fide occupants in accordance with the provisions of the friar land act.

I have obtained the actual total of sales and area occupied up to the 1st of December. I find that the sales numbered 18,928 and covered 149,413 acres. I will supply the same information with reference to leases a little later.

I wish to call attention to an evident mistake in Capt. Sleeper's testimony, on page 301 of the record, where Capt. Sleeper is made to say that the friar lands are something over 400,000,000 acres in

extent. As the total acreage of the Philippine Islands is only 74,000,000 and a few odd acres, that is an evident mistake. Capt. Sleeper doubtless intended to say 400,000 acres. The actual figures are 396,690.20 acres. He intended to say 400,000 acres and probably did say it, but the record does not.

Mr. DOUGLAS. The total number of acres in the public domain?

Mr. GARRETT. The friar lands.

Mr. DOUGLAS. The question here is:

What is the best estimate that you can make as to the number of acres of what you call public lands?

Mr. SLEEPER. Forty-five million acres.

Mr. WORCESTER. If you will look a little further you will see the question:

How many acres are there or were there originally of the friar lands purchased by the Philippine Government?

Mr. DOUGLAS. I beg your pardon.

Mr. WORCESTER. Illustrating my statement as to the impracticability of making a rectangular system of surveys apply to either the occupied or vacant lands, I would like to submit for the information of the committee a little sample plat of the lots on a part of one of the estates. You will then perhaps also understand why it has not been easy to rush the surveys on account of the extreme irregularity of the holdings.

Mr. PARSONS. What estate is this?

Mr. WORCESTER. It is the Lolonboy estate.

Mr. PARSONS. Do all these lines [indicating] indicate separate parcels?

Mr. WORCESTER. Yes, sir; except those showing roads.

Mr. PARSONS. What does the other line there show?

Mr. WORCESTER. Perhaps a subdivision of an original lot.

Mr. DOUGLAS. I would like to ask whether or not that has just been taken as an extreme illustration of the irregularity of the surveys or is it, do you think, a fair sample?

Mr. WORCESTER. A reasonably fair sample. We have here and will be glad to show you the sheets showing all of a given estate, so that you can see not a single parcel, but the entire series of lots.

Mr. DOUGLAS. I suppose the irregularity results largely from the fact that the first the best lands were taken and that afterwards the subsequent land seekers or grantees took what was left?

Mr. WORCESTER. It is partly that, sir, and partly the result of the fact that the friars did not make any special effort to let the land in lots of regular size. There has been more or less interchange of land between the tenants. They would have a mango tree here, some bananas there, and a bamboo clump somewhere else, and when we came to fix the boundaries they insisted on having their land in such shape as to take in these several things which they wished for. We tried very hard to get them to agree to exchange lands so as to simplify the surveys, but we found that we could not do it without causing a great deal of trouble.

Mr. DOUGLAS. What is the scale of that map?

Mr. WORCESTER. Capt. Sleeper, what is the scale of that map?

Mr. SLEEPER. It is reduced from a large map, and is not drawn to any particular scale.

Mr. PARSONS. Have the valuations been plotted on that estate?

Mr. WORCESTER. Yes, sir.

Mr. PARSONS. When; since the date of your report?

Mr. SLEEPER. Since the date of the report.

Mr. PARSONS. Have you one of those for the Piedad estate?

Mr. SLEEPER. We have them for all the estates.

Mr. PARSONS. Here?

Mr. SLEEPER. No, sir; at the office. I will bring them.

Mr. WORCESTER. Illustrating my statement as to the efforts which had been made to bring the facts relative to the means of acquiring public lands to the attention of the natives and to interest them in it, I would like to submit for the information of the committee these copies of pamphlets in English, Spanish, and various native dialects, which have been widely scattered through the islands. I do not care to have them included in the record.

Mr. DOUGLAS. I do not think it possible to include them in the record.

Mr. WORCESTER. I think the printers would resign if asked to set up some of them.

Mr. DOUGLAS. I would like to ask you just two or three general questions relating to the San Jose matter, which you can answer in your own way.

Either in Mr. Martin's statement before the committee or in his speech on the floor, I do not now recall which, he stated that the opinion of the Attorney General with reference to the validity of the sales to a single individual of more than a limited amount of friar land had been anticipated by the officials of the insular government and that this anticipation indicated a conspiracy on the part of the officials of the Philippine government, the officials of the Insular Bureau, and men in the executive departments of the United States Government, to dispose of these lands contrary to law under the expectation that the Attorney General would in his opinion justify the sales. What have you to say in a general way in reference to that matter?

Mr. WORCESTER. The opinion of the Attorney General of the United States was not awaited in the Philippine Islands in connection with the transaction. Capt. Sleeper and I had ourselves drafted and secured the passage of an act which removed the limitation that had previously existed, imposed by the friar-land act, upon the sales of unoccupied friar lands. We ourselves had no doubt as to the validity of that act, but at the time the question was raised we secured the opinion of the law officer in the bureau of lands and subsequently, in fact, immediately after Messrs. Prentiss and Poole raised the question, we asked for the opinion of the attorney general of the Philippine Islands, the only opinion we had the right to ask for in the premises. The request for the opinion of the Attorney General of the United States was made, as I understand it, for the benefit of the people who wished to purchase. That was not controlling in our case at all. The reason why action was suspended was not that we might await the rendering of that opinion, but was afforded by the telegram of Gen. Edwards, dated November 23, 1909, and addressed to the Governor General, stating that the Secretary of War desired full information by cable relative to the sale of the Mindoro estate and further desired that the sale should not be con-

summed until he had considered the question. That, of course, was conclusive upon me.

At that time the sales certificate was lying on my table, awaiting signature and I let it lie there until I received a cablegram from the Chief of the Bureau of Insular Affairs, addressed to the Governor General under date of December 4, 1909, which stated that the Secretary of War approved the sale of the San Jose estate at the request of attorneys for purchasers and further stated that the question referred to in the Governor General's telegram of November 23, would be submitted at once to the Attorney General for an opinion. That was the first intimation, as a matter of fact——

Mr. PARSONS. Did you read the cable from the Bureau of Insular Affairs? It is corrected in my copy.

Mr. WORCESTER. The telegram here reads as follows:

WASHINGTON, December 4, 1909.

FORBES, Manila.

Referring to telegram from your office of the 30th ultimo, the Secretary of War approves sale of San Jose estate at the request of attorneys for purchasers. The question referred to in your telegram of November 23 will be submitted at once to Attorney General for an opinion.

Mr. DOUGLAS. That telegram has been corrected in red ink and reads as follows:

Referring to telegram from your office of the 29th ultimo, the Secretary of War approves sale of San Jose estate. At the request of attorneys for purchasers the question referred to in my telegram of November 23 will be submitted at once to Attorney General for an opinion.

Mr. WORCESTER. I suppose that has probably been corrected from the copy of the cablegram as sent from here. As received at Manila it seems to have varied slightly in punctuation, but as far as I can see that does not change the result in any way.

Mr. DOUGLAS. I do not say that it does or does not.

Mr. WORCESTER. In other words, the opinion of the Attorney General of the United States was requested on this matter, not as a basis for the determination as to whether the sale might be made, which is passed upon in this communication by the Secretary of War, but in order to quiet the minds of the purchasers as to their right to obtain the land.

Mr. GARRETT. These cablegrams are sent in cipher, are they not?

Mr. WORCESTER. I think they are usually sent in cipher, not always. The only object of a cipher in the case of a cablegram like this would be to reduce the cost.

Having then received the approval of the Secretary of War for the transaction on the day after that cablegram was received, which was probably the 6th of December, I signed the sale certificate and returned it. It is not customary to affix the date of my approval, but the date of the approval of the director of lands is the one provided for in the blank forms. So there is no way of saying exactly when my signature was affixed, but I remember distinctly the governor general's informing me in the evening that the approval of the Secretary of War had been received by cable, and the following morning the cable was sent in to me and I signed the sales certificate.

Mr. GARRETT. Do you remember particularly whether this cablegram was in cipher?

Mr. WORCESTER. I do not know. It would have come to me in translation and without the original. The original cipher is never sent out.

So far as concerns the allegation that a large amount of work was performed on the estate, Mr. Martin has placed his faith in newspaper statements about what was accomplished. I investigated that matter on the ground and interrogated Mr. Bruce in Manila and learned from him that before the signing of this sale certificate not a stroke of work was done on the San Jose estate. The first shipment of supplies for use there was stated by him to have been made on December 14, 1909, and investigation at the office of the steamship company showed that a shipment was made on that date. I myself was on the estate as late as last July, and at that time there was no considerable area in cultivation, much less had there been at this earlier time. I saw one experimental plot of ground, which may have had an acre in it, planted with cane, and I was told that there were a number of additional plots of that kind scattered through the estate to try out the soil. I know by direct information from Mr. Poole, whose word I have no reason to doubt, that no planting of cane for the purpose of the commercial production of sugar had even then been made.

Mr. PARSONS. What had been done on the estate when you was there?

Mr. WORCESTER. The framework of a pier at the end of the railway had been largely completed. I should say that the pier was about ready for the planking. The grade of the railway for 4 or 5 miles had been roughly completed, though no track was laid. One or two temporary culverts, wooden bridges, I should say rather than culverts, had been constructed over small streams, and houses had been erected for the workmen.

Mr. PARSONS. Dormitories or what?

Mr. WORCESTER. Yes, sir. Most of them were in the nature of long sheds, which were divided into compartments. They had just begun at that time the erection of individual houses for people who preferred to live in that way.

Mr. PARSONS. For families or individuals?

Mr. WORCESTER. For families or groups of people who wish to live together, four or five men in the same place. There was a hospital, a very nice little building. There was a house where the supervising force of the plantation lived, a stable, some wells, some facilities for storing plows and cultivators. That is all I remember.

Mr. PARSONS. Were those on the estate itself?

Mr. WORCESTER. On the estate; yes, sir.

Mr. PARSONS. What had been done on the land occupied by the three agricultural companies?

Mr. WORCESTER. Nothing, so far as I know, at that time.

Mr. PARSONS. Had any of the railroad tracks been laid across any of them?

Mr. WORCESTER. No, sir. No track had been laid.

Mr. DOUGLAS. I wish you would state, as briefly as you may, your opinion as to the sale of the San Jose estate in bulk, whether or not it was in the public interest both in the relation of the payment of the debt and income of the government and in reference to the general advancement of the conditions of life in the islands?

Mr. WORCESTER. The primary reason for disposing of this estate was, of course, that the Government had paid for it nearly \$300,000 gold; that the interest on the investment and the small administrative charges had increased the necessary price at which it could be sold to \$367,000 gold; that this price was constantly and rapidly increasing and would, in the natural course of events, have made it impossible to sell the estate at all without first amending the friar-land act so that we might reduce the cost which we were required to collect for it. The interest on the investment formed a charge against the Government of the Filipino people. Its income is by no means large, and \$100,000 looks a great deal larger to us out there than to you gentlemen here. We do not have the Treasury of the United States behind us. The sale of the estate would result in making it an income producer instead of an income consumer. The estate is situated in what we term a special Government province as distinguished from a regularly organized province. The term applies to provinces in a primitive state of development where a large proportion of the inhabitants are non-Christians, and in those provinces there is collected a tax of one-half of 1 per cent on real estate and also on improvements and on personal property in excess of \$100 in value.

If a man's total property, both real and personal, amounts to less than \$100, no tax is collected. The sale price of that estate would be adopted as the basis for taxation upon it, and the income at one-half of 1 per cent would be by no means inconsiderable.

Attention has been called to the fact that the Mindoro Development Co. was capitalized for \$1,000,000, or, rather, that its capital was promptly increased to \$1,000,000, and it was thought that that showed that the company was going to undertake the development of this estate. On my way back from the Philippines this time I visited the Ewa plantation in Hawaii, where the percentage of extraction of sugar has just passed 95, and I was told that the mill, just as it was, which handles the cane from about 1,000 acres of land, had cost \$1,000,000 gold. The tax on such a mill would not by any means be a small matter. However, there is another reason to which I desire especially to call the attention of this committee.

Mr. PARSONS. Before you leave that point, when would that tax be collectible? You could not collect the tax on this land until the final installment has been paid?

Mr. WORCESTER. We could not collect the tax until the title had passed. The tax on the 200 hectares which has been conveyed to the Mindoro Development Co. will be collectible during the next fiscal year.

Mr. PARSONS. If this mill is erected on that land you get the tax on it?

Mr. WORCESTER. The tax on the improvements of the railway and so on can be collected at the present time as fast as the work is completed and the readjustment of tax lists is made.

Mr. PARSONS. When you were there had anything been done on the mill site?

Mr. WORCESTER. No, sir. The question of the proper place for the mill in connection with a large tract of land is one of a great deal of complexity. There must be an adequate supply of good water, as I understand it, and the question of the geographical relationship of the mill to the ground on which the cane is to be produced is also of

importance. It is desired to have things so adjusted as far as possible that the loaded cars will come to the mill on a down grade and the empties will go back on the upgrade.

Mr. PARSONS. On the map shown us, as a matter of fact, is not the mill site on higher ground?

Mr. WORCESTER. Probably on higher ground than part of the estate, but as far as my personal observation goes practically all of the fairly level land on the estate slopes quite gently toward the sea.

Mr. GARRETT. I understand you say that the sale price would be taken as the basis for fixing the rate of taxation?

Mr. WORCESTER. That is our usual procedure.

Mr. GARRETT. Would that be done in the case of the Mindoro property; that is, the 200 hectares that have been conveyed to the Mindoro Development Co.?

Mr. WORCESTER. I think that would be the basis.

Mr. GARRETT. How long would that be the basis of taxation?

Mr. WORCESTER. My recollection is that in the special government provinces there is no specific provision in law relative to the revision from time to time of tax values.

Mr. GARRETT. I was just wondering how long it will be before the improvements will be taken into consideration.

Mr. WORCESTER. The improvements would be taxed the first year after they are made.

Mr. DOUGLAS. If they built a mill it would be taxed the first year?

Mr. WORCESTER. Yes, sir.

Mr. GARRETT. So when you say that the sale price would be taken as the basis for taxation you mean so far as it remains unimproved. As soon as it improved—

Mr. WORCESTER. I was referring only to the land. I think I said that the improvements would be taxable immediately.

Mr. RUCKER. And separately?

Mr. WORCESTER. And separately.

Mr. PARSONS. Do you tax the land separately from the improvements?

Mr. WORCESTER. Yes, sir.

Mr. RUCKER. That is what he said.

(At this point in the proceedings Mr. Olmsted took the chair.)

Mr. DOUGLAS. Now, will you proceed?

Mr. WORCESTER. I had started to say that there was another reason why those of us who are interested in the agricultural development of the Philippines rejoiced over this sale of a large tract of sugar land to men who were believed to represent capital enough to develop it and install a modern sugar mill or insure its installation, and bring about the use of modern machinery. The situation as to the production of sugar in the Philippine Islands, taking the islands as a whole, is in an almost incredible condition of backwardness. We still have in many regions the 2 vertical wooden rollers turned by man power or by a single water buffalo or carabao, for pressing the juice out of the cane. A contrivance of that sort leaves probably 55 or 60 per cent of the sugar in the cane and the crushed cane comes through so wet that one can take it in his hands and actually wring the juice out of it. We have not to-day really anything approaching a modern sugar mill in the Philippine Islands.

We have not to-day, to the best of my knowledge and belief, such a thing as an irrigated field of sugar cane in the Philippines, although we have water in numerous sugar-producing regions which, without the great expense of pumping, so often necessarily incurred in other places, can be put directly on the land. The people have little idea of improving their seed, and their methods of cultivation leave much to be desired. Plowing is still done by animals in regions where it might be better and more profitably done by traction engines. We have constant complaint from the island of Negros that the number of draft animals is not anything like sufficient, and though a great many of them desire to cultivate the land, it is useless, in my opinion, and my opinion is based on 15½ years of observations, to expect to influence the Filipino agriculturists, as a whole, in matters of this sort by reports or by word of mouth. They imitate, and that is about all they are willing to do. They must be shown by practical demonstration. They can not conceive what a modern sugar mill is like. They have never seen one, and they have no basis on which to build up ideas as to what such a thing really means. The modern mill could take the cane as they throw it away, after they have gone to all the expense of cultivation, harvesting, and grinding, and make a handsome profit out of the sugar which now goes to waste. At the Ewa mill they told me that they had passed 95 per cent extractions and were now working for 96 per cent.

Compare that, if you please, with our 40 to 60 per cent extraction and it must be evident to all that we can not go into the sugar markets of the world with our product, and that the sugar industry of the Philippine Islands can not be properly developed unless we adopt modern methods and modern machinery both for cultivation and for extraction. We can continue to do what we do to-day—get the small amount of sugar which is used in trade among the people themselves, to supply local needs, and ship a little sugar of comparatively inferior quality—but if this industry is to reach anything like its legitimate development we must have modern methods and modern appliances. I have myself in the past advocated the establishment of a modern sugar mill in the island of Negros at the expense of the Government simply as a demonstration for the benefit of the people; and in his message to the legislature this year Gov. Forbes recommended the financing by the Government of sugar centrales, which would take the cane of the natives and grind it in order that they might see for themselves and be encouraged to engage in similar enterprise. It is my firm conviction that the establishment of one modern sugar estate anywhere in the Philippine Islands, to which the people will be brought as laborers from surrounding provinces, as is being done in the case of the San Jose estate, will be worth more to the natives of the Philippines than all the agricultural colleges which you could put in a row a mile long. It is the practical kind of instruction which appeals to them and which they are willing to follow. Indeed, we have been glad to have Filipinos go as laborers to the plantations of Hawaii for the reason that we know they will come back and tell their people what they have seen, but it has seemed ridiculous that it has been found profitable by the common laborers of the Philippine Islands to leave the archipelago and go clear to Hawaii. If we had modern sugar plantations—

Mr. DOUGLAS. Do they come back, as a rule?



Mr. WORCESTER. We do not know yet, the thing has not worked out long enough, but it is safe to say that they will come back, because they are attached to their homes. Now, one important result of the establishment of this estate has been to raise the daily wage. The daily wage used to be 40 centavos, which is 20 cents in gold; the wage paid on the San Jose estate is 80 centavos—in United States money that is 40 cents—for common labor, ordinary labor, and 1 peso for labor on construction work. In other words, the wage has already been doubled. There would be employment for 2,000 or 3,000 people at the present time if they could be had, and the number required will largely increase. So that one of the burdens that the people are called upon to bear, as the result of the alleged introduction into these islands of a grasping corporation, is that their daily wage has been doubled, but we hope they will be able to support that burden without difficulty.

Mr. HAMILTON. Do the natives resort to the fertilization of their lands in any way?

Mr. WORCESTER. I have never known of any fertilization of sugarcane fields, sir, other than that involved in the burning of the leaves on the ground and the plowing in of the ashes.

Mr. HAMILTON. The farming is entirely unscientific?

Mr. WORCESTER. Yes, sir. I should like to ask the gentlemen of the committee to look at the illustrations in this bulletin on the sugar industry in the island of Negros. You must remember that the island of Negros is the place where our sugar industry has reached its highest development, and these pictures were taken without any thought of their use in this connection. You will find how the thing is done [indicating]. Here, for instance, is a carabao mill for the extraction of sugar, and those mills are in very general use throughout the islands to-day. We have some small steam mills, but as far as I know we have nothing more than a three-roller mill in the islands to-day.

Mr. PARSONS. What sort of a mill is on the Calamba estate? Is there not a mill on that estate?

Mr. WORCESTER. Capt. Sleeper, can, perhaps, give you information about that; I have not seen that mill myself. But if you remember that the mill on the Ewa plantation has 15 rollers, with enormous hydraulic pressure, in addition to the crushers, you will see that there is an enormous gap between the mills having machinery of the really modern type and the mills we have.

Mr. HAMILTON. A statement has been made that it was the general purpose to exploit the friar lands and that this purpose of exploitation was manifested by the passage of the act No. 1847. I think you have not commented upon that phase of the matter. If you have, I did not hear you.

Mr. WORCESTER. Yes, sir. I shall be glad to take that up.

Mr. HAMILTON. If you do not care to take it up now you can take it up at the time that appears most logical to you.

Mr. WORCESTER. I shall be glad to take it up now. The word "exploitation" is used in two senses, and in my reply to Mr. Martin's speech I have avoided using it, because it may have a double significance. I understand he uses it in the objectionable sense. It may mean simply legitimate commercial development. In that sense we desire it.

Mr. HAMILTON. That is the sense in which you have been discussing the advisability of establishing sugar mills?

Mr. WORCESTER. Yes, sir. Exploitation could mean the monopolistic absorption of the property of others and the restriction of the development of an industry except along lines that some grasping corporation marks out; in that sense it is objectionable from every point of view. The charge has been made that we were delaying the transfer of friar lands to occupants with a view to holding them in reserve and ultimately transferring them to greedy corporations. Of course, the answer to that involves only an appeal to the facts. What have we done with the friar lands? It shows on the record that, not only now but long before Mr. Martin made his speech, every occupant on friar lands who desired to secure his holdings had been absolutely protected. He had been allowed to purchase them or had received a lease for them which conferred upon him the right to purchase. And as time has gone by our good faith has been demonstrated by the fact that just as rapidly as circumstances permitted changes have been made from the lease column to the sales column, and the occupants have purchased their holdings.

Mr. CRUMPACKER. A good many people occupying friar lands abandoned them at the time of the insurrection?

Mr. WORCESTER. Yes, sir.

Mr. CRUMPACKER. About how many tenants were there on those lands at the time of the negotiation of the Paris treaty?

Mr. WORCESTER. I do not know that we have accurate information as to the number of tenants on friar lands at the time of that treaty.

Mr. CRUMPACKER. My recollection is that you give it in your report as about 16,000 tenants.

Mr. WORCESTER. That was the number, if I remember correctly, sir, at the time we took over the lands, after the number had been reduced by the disturbed conditions incident to war.

Mr. CRUMPACKER. At the time the friar lands were transferred to the Philippine Islands?

Mr. WORCESTER. Yes, sir.

Mr. CRUMPACKER. What is the fact as to the number of natives, who had formerly been tenants, returning to their possessions after peace had been established and the Philippine Government had acquired title to the friar lands?

Mr. WORCESTER. The return has been gradual; some of them had drifted away altogether and have never come back at all, but a great many of them have come back.

Mr. CRUMPACKER. The organic act requires the Philippine Government to give preference to those who were tenants at the time upon the friar lands. What has been the policy of the government respecting the rights of former occupants who returned to their possessions after the Philippine Government obtained title?

Mr. WORCESTER. Not only has it been the policy of the government to respect the rights of former tenants who returned, but it has been the policy of the government to try to secure tenants for these estates; to persuade those who had left them to return and to persuade others who had never been tenants to occupy them. And we have treated persons who had leases, even though they had not been original occupants, just as we treated those who had been original occupants, and have allowed them to have the right to purchase if they desired to do it.

Mr. CRUMPACKER. So those who desired to enter and occupy parcels of friar lands, after your government obtained title, were given preference as to the right of leasing and purchasing, the same as those who were occupants at the time of the transfer of the title?

Mr. WORCESTER. Yes, sir. I will secure and have inserted in the record at this point, if you please, the opinion of our attorney general under which we act in doing that; we sought to get legal authorization for doing it, so their status might be defined.

[Opinion of the Attorney General as to what lands of the so-called friar estates are now to be considered as "vacant lands," and therefore requiring the publication of "bandillos," as provided by section 3 of act No. 1933, before such lands may be legally sold or leased by the director of lands, illustrating the fact that all occupants of friar lands have been considered as having a preferential right to purchase their holdings.]

BUREAU OF JUSTICE,  
OFFICE OF THE ATTORNEY GENERAL,  
Manila, June 15, 1909.

SIR: I have the honor, in response to your letter of May 25, 1909, to submit an opinion upon the following question:

What lands of the so-called friar estates are now to be considered as being "vacant lands," and therefore requiring the publication of "bandillos," as provided by section 3 of Act No. 1933, before such lands may be legally sold or leased by the Director of Lands?

The second paragraph of section 11 of act No. 1120, was added to said section by act No. 1847 and was amended by section 3 of act No. 1933 to read as follows:

"In case of lease of vacant lands, as well as in case of sale of same under the provisions of section nine of this act, the director of lands shall notify the municipal president or municipal presidents of the municipality or municipalities in which said lands lie before the same takes place. Upon receipt of such notification by said municipal president or municipal presidents the latter shall publish the same for three consecutive days, by bandillos, in the población and barrio or barrios affected, and shall certify all these acts to the director of lands who shall then, and not before, proceed to execute the contract of lease or to make the said sale with preference, other conditions being equal, to the purchaser who has been a tenant or bona fide occupant at any time of the said lands or part thereof, and if there has been more than one occupant to the last tenant or occupant: *Provided, however,* That no contract for the lease of and no sale of vacant lands made in accordance with this section shall be valid nor of any effect without the requisite as to publication by bandillos, above provided."

Said act No. 1933 was passed by the legislature on May 20, 1909, and was enacted to take effect on its passage.

It would seem to be clear that the said amendment refers to lands which were vacant at the time of the passage of said act No. 1933, and does not refer to all lands which were vacant upon the date of the purchase of the friar lands by the Government, some of which have since been leased by the Government to certain tenants not included under the heading of "Actual and bona fide occupants."

The term "vacant lands" as used in said act can only mean lands that are unoccupied and lying idle without being leased under the provisions of the friar-lands act. When it is proposed to sell or lease any portion of such unoccupied lands it will be necessary for the director of lands to notify the municipal president, who will cause bandillos to be published for three days in the población and the barrio or barrios affected, and when the municipal president shall certify such fact to the director of lands the latter shall proceed to sell or lease said land, as the case may be, giving preference to a former occupant of said land, if there be one, and if there has been more than one occupant, to the last tenant or occupant.

The said act No. 1933 can not in any way affect or invalidate the contracts of lease or the sales of such lands made since the purchase thereof by the Government and before the passage of said amendment, but can only apply to leases and sales made after its passage.

It follows therefore that all lands which were vacant at the time of the passage of said act, or which later become vacant by surrender of leases or otherwise, are subject to the provisions of said amendatory act.

Very respectfully,

GEO. R. HARVEY, *Solicitor General*.

DIRECTOR OF LANDS, Manila.

Approved:

IGNACIO VILLAMOR, *Attorney General*.

Mr. CRUMPACKER. About how many tenants are there on the friar lands now who hold under leases or certificates of purchase?

Mr. WORCESTER. It is not possible to say with a very great deal of accuracy. I judge from the figures we have for sales of the last two months, which have just come to me this morning, and from the figures as to leases, which are complete up to the 1st of October, showing some additional leases still to be taken out, that the total number of parcels will be somewhere in the vicinity of 4,000. Now, that does not entirely represent the number of lessees, or the number of purchasers, as the case may be. It happens sometimes that a native has ten or a dozen little parcels scattered about, but roughly the two things correspond; in a great many cases, in the majority of cases, a native has one single parcel of land.

Mr. CRUMPACKER. In reading your report I gained the impression that there were about 36,000.

Mr. WORCESTER. I beg your pardon. I misspoke myself; I should have said 40,000 and not 4,000.

Mr. CRUMPACKER. About 24,000 more than there were actual occupants of the land at the time the title was vested in the Philippine Government?

Mr. WORCESTER. Yes, sir; taking it for granted that you mean by actual occupants, heads of families, or those who would be likely to own land or take out leases, and not the total population on the estates.

Mr. CRUMPACKER. And what percentage of those who now hold leases and certificates of purchase for friar lands are Filipinos?

Mr. WORCESTER. A very large percentage; for practical purposes, all of them. In that memorandum which I read this morning, stating the number of sales and leases in excess of 16 hectares, I fancy you would find almost none are Americans or Europeans, for the reason that it would be seldom the case that an American or a European would go to farming on one of those estates with an area of 40 acres or less; he would want more land than that or he would not want any at all. I think that information can perhaps be furnished.

Mr. CRUMPACKER. How many evictions have there been of native tenants on the friar lands?

Mr. WORCESTER. Up to the 1st of July, at the time I made my special report, there had been a total of 260, if I remember correctly.

Mr. CRUMPACKER. For what causes were those evictions made?

Mr. WORCESTER. For nonpayment of rent or otherwise failing to conform to the rules governing the rental of the estates; the nonpayment of rent would be the almost invariable cause.

Mr. CRUMPACKER. Have there been any evictions under that provision of the Philippine statutes requiring an occupant of a parcel of friar lands to designate or determine, within eight days after being notified, whether he will become a lessee or purchaser of his possessions?

Mr. WORCESTER. As far as I know, none whatever, sir. That provision originated in the Philippine Assembly, and it was doubtless the purpose of those who drafted it to throw a safeguard around the thing; as a matter of fact, they accomplished no such result, because it had always been our custom to give a very much longer period than the one designated. If you read the act carefully, you will, I think, find

that all that is necessary in order that a man may be protected in his right is that he shall indicate his desire to lease or purchase; it does not require that he should more than express himself, after he is requested by the director of lands or his agents, to state his wishes.

Mr. CRUMPACKER. He is not required to lease or purchase within eight days?

Mr. WORCESTER. No, sir; only to advise us as to his then intention in the premises.

Mr. HAMILTON. For the purpose of getting the dates into the record, what was the date of the passage of the organic act of the Philippine Islands?

Mr. WORCESTER. I have the act right here, sir; I will refer to it in a moment. This copy I have here is the act as amended.

Mr. CRUMPACKER. It was passed in 1902.

Mr. GARRETT. July 1, 1902.

Mr. HAMILTON. When were the friar lands acquired, Mr. Worcester?

Mr. WORCESTER. In 1903 and 1904, as I remember; I had nothing to do with the purchase of those lands.

Mr. HAMILTON. I simply want to get that in the record.

Mr. WORCESTER. I will verify that date and correct it, if my statement is wrong. I had nothing to do with the purchase, and therefore I did not attempt to fix it in my mind.

Mr. HAMILTON. Of course, the public lands in the Philippine Islands did not in any way include the friar lands?

Mr. WORCESTER. They did not.

Mr. HAMILTON. Is the title to the so-called public lands vested in the United States and the title to the friar lands vested in the Philippine Government?

Mr. WORCESTER. Yes, sir. Not only did we purchase the friar lands with our own funds, raised by a bond issue authorized by Congress, but the act of Congress expressly states that these lands shall form part of the public property of the Government of the Philippine Islands.

Mr. HAMILTON. The organic act made provision for the future acquisition of the friar lands, as I remember it?

Mr. CRUMPACKER. Yes, sir.

Mr. RUCKER. I do not want to interrupt anything that you are going to say, but when you get through, I would like to ask you a question.

Mr. WORCESTER. I have not anything further to say.

Mr. RUCKER. You were discussing the subject of exploitation and I did not want to interrupt you.

Mr. PARSONS. Before we leave this subject, you spoke of the number of evictions and said there had been 260 judgments; there were 3,249 suits brought, as I understand it?

Mr. WORCESTER. You have probably turned to the table in my report which shows that.

Mr. PARSONS. And there were pending, on June 30, 1910, 289; is that correct?

Mr. WORCESTER. Yes, sir.

Mr. PARSONS. That left 2,700 which were compromised. What was the character of these compromises?

Mr. WORCESTER. The people paid their rent and went right on. We only brought suits enough to make them understand that they

must pay their rent; you will remember they had refused for years to pay any rent to the friars; and it was necessary, under those circumstances, that we should on occasions resort to the courts in order to give them a good example and convince them of the fact that the rent must be paid.

Mr. PARSONS. Did these compromises have anything to do with getting them to elect to purchase?

Mr. WORCESTER. No, sir; the question of whether they should purchase or whether they should lease has always been with us a matter of entire insignificance; you see, the rental goes toward the purchase price of the land; the only difference that came in there was in the amount of the annual installments. Our purpose in the matter of rentals has been to fix them at approximately 5 per cent of the estimated value of the holdings.

Mr. PARSONS. So whether they rented or purchased you would get enough to pay for the bonds by the time they matured.

Mr. WORCESTER. That is the idea; yes, sir. Now to continue this subject of so-called exploitation. The object in acquiring the friar lands was to get them into the hands of their occupants and to stop the agitation in connection with them; in that object we have been far more successful than was hoped, and we brought the change in sentiment about in less time than we anticipated it would take. Our method of dealing with these people in the first place was to enter into leases with them on the basis of accepting their statement as to what they had and their statements as to its value. Later we changed those leases after a definite showing as to the facts, so there could really be no question or complaint. The trouble involved has been very much less than I personally anticipated. And if it had been possible for this committee to come to the Philippine Islands and go out on these estates and talk to the tenants, as we hoped you would be able to do, you would have been able to satisfy yourselves that there was a spirit of contentment among them. However, I wish to say to this committee that on some of these estates this state of contentment no longer exists; the tenants are full of apprehension; they are coming to the various agents and asking when they are going to be deprived of their lands. The reason for this is this attack which has been made here. Word of it has been spread so that these poor ignorant people who were really perfectly contented in the holding of their lands, have been made to believe that some mysterious thing, called a "troost," as to the exact nature of which they are not informed, is going to take those lands away from them.

The CHAIRMAN. Are these the people who hold more than 16 hectares?

Mr. WORCESTER. All the people, because the charge has been made that all the friar lands were involved in this scandalous transaction that we were ultimately going to force out the small tenant and turn the lands over to the great corporations. Nothing is further from our intention or ever has been. Our effort has been not only to protect actual occupants on the lands, but, as I have stated, to persuade other Filipinos to come on the lands. There has remained the question of what was to be done with the lands which we could not sell in that way, for the reason that there were no occupants, and no small tenants willing to go on them. And that is a question of policy upon which I shall ask to be heard before these hearings adjourn, but

I do not care to be heard until all the objections likely to be raised to our policy have been made, in order that I may answer them.

Mr. HAMILTON. I want to call your attention to a statement made by Mr. Martin in his opening statement, to the effect that there have been memorials or petitions presented in opposition, as I understood him, to the method of handling friar lands. I think I have stated that substantially as he put it.

Mr. WORCESTER. That is true, sir.

The CHAIRMAN. Mr. Hamilton, Mr. Martin did submit some copies of petitions, newspapers, and so forth, but they were not, however, I believe, placed in the record; it was decided the committee should determine whether it shall consider the question of policy in this matter at all.

Mr. HAMILTON. I do not care to press the question, except that it bore directly upon the statement made by Mr. Worcester that there was a general condition of contentment among the people under the present arrangement.

Mr. WORCESTER. I think I have said there was a general condition of contentment among the tenants.

Mr. HAMILTON. You also stated there was some apprehension among the people in relation to what they called a "troost?"

Mr. WORCESTER. Because these charges have, of course, come to the Philippines; they have been widely disseminated by the local press; the "grapevine telegraph" has reached the people who are too ignorant to read the papers; distorted versions of these charges, which, in themselves, were extravagant in the extreme, have reached these people; they have no criterion to judge by; they do not know the President of the United States or the Secretary of War or these other people who are charged with being back of this movement. It is a well-known fact that in Spanish days high ranking officials of the Government did sometimes demean themselves by encouraging exploitation in the objectionable sense of that word.

Mr. HAMILTON. That was the custom under Spanish rule?

Mr. WORCESTER. I do not like to discuss that subject very fully. There were scandalous proceedings of that sort under Spanish rule.

Mr. HAMILTON. I will not press that question at this time.

Mr. WORCESTER. If the statements made by Mr. Martin are admitted in evidence then I request that I may be heard as to the true nature of those statements.

Mr. HAMILTON. I will withhold my question for the present. I want to call your attention for a moment to pages 54 and 55 of your report. You set out certain advantages accruing from the management of the friar lands. Do you desire to add anything to those statements as you have made them? As I understand it, this statement is going into the record.

The CHAIRMAN. Not so far, and I doubt that it will.

Mr. WORCESTER. In regard to that I wish to say that there is a very wide difference between the charges which Mr. Martin has made before this committee and the charges which he made in his speech on the floor of the House. Now, if it is understood that the charges which he made on the floor of the House are withdrawn and that these charges he now makes before the committee represent his present views of the matter, I have no desire to introduce in evidence my report to the Governor General. If, however, it is understood

that the charges made on the floor of the House stand, I shall request the committee to receive in evidence at the proper time my reply to them, because that report was made carefully, with the documents before me, and it is more comprehensive than any verbal statement which I could make.

Mr. HAMILTON. In this statement on page 54, under the first subdivision, there is a statement as to the advantages accruing from the sale and handling of these lands as they are being managed.

Mr. WORCESTER. Yes, sir. I think I have already, in effect, carried the evidence relative to that into the records in this case.

Mr. HAMILTON. You have also set forth further in your testimony the advantages to Philippine labor?

Mr. WORCESTER. Yes, sir.

Mr. HAMILTON. Under the present arrangement?

Mr. WORCESTER. That is given, as a matter of fact, on page 54, the facts as to the increase in wages.

Mr. HELM. Am I correct in my understanding that these leases carry with them the ultimate right of purchase?

Mr. WORCESTER. Every one of them.

Mr. HELM. Has there been a disposition on the part of anyone to acquire these leases and transfer or sell that right of ultimate purchase?

Mr. WORCESTER. Yes, sir; among the Filipinos themselves the validity of that right has been recognized to such an extent that it has been sold and bought.

Mr. HELM. A Filipino takes a lease and he has the right to purchase?

Mr. WORCESTER. Yes, sir.

Mr. HELM. And the Filipino does transfer that right of ultimate purchase to others?

Mr. WORCESTER. Yes, sir.

Mr. HELM. In the main, are the transfers made to other Filipinos or to those of different nationality?

Mr. WORCESTER. Almost invariably to other Filipinos. It is a matter of small adjustments between the holdings of neighbors, as a rule.

Mr. HAMILTON. Is this right of purchase a right which a lessee would have under the law independent of any contract?

Mr. WORCESTER. We hold that it is.

Mr. HAMILTON. And can you cite, in that connection, the law?

Mr. WORCESTER. I have asked permission to introduce into the record the opinion of the attorney general of the Philippine Islands on which we have based that decision. I think that would be more satisfactory than any statement I could make.

Mr. PARSONS. I thought that opinion related to the right to recognize returning tenants who occupied it at the time of the purchase?

Mr. WORCESTER. Yes, sir.

Mr. PARSONS. I understood Mr. Hamilton's question to refer to something different.

Mr. HAMILTON. My question was whether they would have the right of purchase under the law independent of any contract?

Mr. WORCESTER. The friar-lands act contains a provision which we hold to be mandatory upon us to convey.

The CHAIRMAN. When you speak of the friar-lands act, do you refer to the act passed by the Philippine Government?



Mr. WORCESTER. Act No. 1120 of the Philippine Legislature. To save the time of the committee I will give to the stenographer the passage in that act which we hold imposes upon us this obligation, which we can not escape if we wished to do so.

(The matter referred to is as follows:)

Whereas by said section sixty-five of said act of Congress the Government of the Philippine Islands is empowered to lease the said lands after their acquisition for a period not exceeding three years, and to sell the same on such terms and conditions as it may prescribe, subject to the limitations and conditions contained in said act of Congress: *Provided*, That all deferred payments and the interest thereon shall be payable in the money prescribed for the payment of principal and interest of the bonds authorized to be issued and sold for the purpose of realizing the money necessary to pay for said lands by section sixty-four of said act of Congress, and that said deferred payments shall bear interest at the rate borne by said bonds: *And provided further*, That all moneys realized or received from the sales or other disposition of said lands, or by reason thereof, shall constitute a trust fund for the payment of principal and interest of said bonds, and also constitute a sinking fund for the payment of said bonds at their maturity: *And provided further*, That actual settlers and occupants at the time said lands are acquired by the Government shall have the preference over all others to lease, purchase, or acquire their holdings within such reasonable time as may be determined by said Government; and

Whereas the said lands are not "public lands" in the sense in which those words are used in the public-land act, numbered nine hundred and twenty-six, and can not be acquired or leased under the provisions thereof, and it is necessary to provide proper agencies for carrying out the time of said contracts of purchase and the requirements of said act of Congress with reference to the leasing and selling of said lands and the creation of a sinking fund to secure the payment of the bonds so issued: Now, therefore,

*By authority of the United States, be it enacted by the Philippine Commission, that:*

\* \* \* \* \*

SEC. 7. Upon the vesting of the titles to said lands in the Government of the Philippine Islands by proper deeds of conveyance, or sooner if so directed by the civil governor, the chief of the bureau of public lands shall ascertain the names and residences of the actual, bona fide settlers and occupants then in possession of said lands or of any portion of them, together with the extent of their several holdings and the character and value thereof. He is also directed to ascertain from said occupants whether they desire to purchase their holdings upon the terms prescribed in the succeeding sections.

SEC. 8. In case any occupant in possession does not desire to purchase his holding, but does desire to lease the same, then it shall be the duty of the chief of the bureau of public lands, after vesting of title, to see that such occupant attorns in due form to the Government and enters into a lease with the usual covenants and agrees to pay a reasonable rental for the use and occupation of his holding. Such rental shall be fixed by the chief of the bureau of public lands, but in no instance shall any lease be made for a longer term than three years.

\* \* \* \* \*

SEC. 11. Should any person who is the actual and bona fide settler upon and occupant of any portion of said lands at the time the same is conveyed to the Government of the Philippine Islands desire to purchase the land so occupied by him, he shall be entitled to do so at the actual cost thereof to the Government, and shall be allowed ten years from the date of purchase within which to pay for the same in equal annual installments, if he so desires, all deferred payments to bear interest at the rate of four per centum per annum.

\* \* \* \* \*

Mr. HAMILTON. You have the same rectangular system of land surveying in the Philippine Islands that we have here, have you not?

Mr. WORCESTER. We survey in different units from those which you employ here, but I suppose the system is in essence the same.

Mr. HAMILTON. In the territory of Hawaii they have an entirely different land system, but I have not had an opportunity to investigate as to the Philippine Islands.

Mr. WORCESTER. We have the rectangular system of surveying there.

Mr. RUCKER. You have spoken of the primitive mills and methods of making sugar; do you mean the crude sugar?

Mr. WORCESTER. Yes, sir; we make nothing but crude sugar.

Mr. RUCKER. There is no refinery over there?

Mr. WORCESTER. There used to be a small refinery at Malabon, a short distance north of Manila; my impression is that has long since gone out of business.

Mr. RUCKER. What is done with this crude sugar that is made over there?

Mr. WORCESTER. It is put into bags made of——

Mr. RUCKER. I do not care what kind of bags they are, but where does it go?

Mr. WORCESTER. Some of it is used locally; in a good many places they grow only little patches of sugar cane, from which they brew a drink they call "basi," and sugar is sometimes made and stored in small quantities for local use. But in the sugar-producing region of the island of Negros the sugar is regularly shipped to Iloilo, which is the port of export.

Mr. RUCKER. And some of it is shipped to China and some of it to this country?

Mr. WORCESTER. Yes, sir.

Mr. RUCKER. You import considerable refined sugar from China?

Mr. WORCESTER. We import it from Hongkong.

Mr. RUCKER. The refineries are at Hongkong?

Mr. WORCESTER. Yes, sir.

Mr. RUCKER. Do you know about how much sugar per annum is imported into the Philippines?

Mr. WORCESTER. I do not know, sir; but I will be glad to give you the figures to-morrow morning. I can save the time of the committee in that way; I have the documents here which will afford that information.

Mr. RUCKER. In addition to that please state how much is exported and to what ports.

Mr. WORCESTER. Yes, sir.

Mr. PARSONS. Right in that connection I want to ask some questions. Where do those refineries at Hongkong get their sugar outside of the Philippines? Do they get it from Java?

Mr. WORCESTER. I really can not tell you, but I presume they do.

Mr. PARSONS. What is the relation between the sugar industry in Java and the sugar industry in the Philippines? How much more modern is it in Java?

Mr. WORCESTER. I understand they have the most modern appliances and machinery in Java. However, I have never visited that island.

Mr. CRUMPACKER. Is it your understanding that the Mindoro Development Co. is to refine sugar as well as to manufacture it?

Mr. WORCESTER. No, sir; my understanding is they will simply make ordinary commercial sugar.

Mr. CRUMPACKER. Raw sugar?

Mr. WORCESTER. Yes, sir.

Mr. CRUMPACKER. Now, the practice is largely to ship raw sugar from the islands over to China and import refined sugar for the use of those who desire refined sugar?

Mr. WORCESTER. Yes, sir.

Mr. CRUMPACKER. What tariff do you have to pay on sugar from Hongkong?

Mr. WORCESTER. I really can not tell you, sir, but I will find out and give the information later.

Mr. CRUMPACKER. There is a duty?

Mr. WORCESTER. Yes, sir; there is a duty.

Mr. HAMILTON. It is the same duty as the United States has, as I understand it.

Mr. PARSONS. Some of that can be shipped to the United States? All of it will not go to Hongkong?

Mr. WORCESTER. It will not all go to Hongkong.

Mr. PARSONS. What has been the effect of the tariff act on the price of sugar shipped to Hongkong? Has it had any effect on that sugar?

Mr. WORCESTER. I do not know, sir. The effect of the tariff act has been greatly to encourage sugar growing; there has been a marked stimulation of the sugar industry in Negros and other places, and the planters are cheerful and happy; they believe that at last they are going to make money; they have actually been making money, I am told.

Mr. PARSONS. One point made by the Taft party in 1905 was that free trade in sugar or the lowering of the duties would give the Philippines another market, that they only had the Hongkong refineries as their market, and the result would be they would get higher prices from the Hongkong refineries, and not all of their sugar would necessarily come to the United States. Do you know whether that has happened?

Mr. WORCESTER. The belief was, sir, that when there was competition and when we had another place where we could dispose of our sugar, the prices in China and at Hongkong would increase; I do not know whether that has as yet occurred or not.

Mr. HAMILTON. Is the expense of refining sugar so great that it would not be possible for the Philippine Islands to build a sugar refinery there after they had entered upon the industry on a considerable scale?

Mr. WORCESTER. I think it would be entirely possible to do it, but whether we could successfully compete with Hongkong or not I am not prepared to say.

Mr. HAMILTON. I think I am right in saying that in Hawaii, for instance, where they produce a great deal of sugar, they do not refine, but largely ship their raw sugar to the United States, and then buy back the refined product. It always seemed to me a rather remarkable state of affairs; I can not understand why they do not refine their own sugar on the ground, instead of making it and transporting it to the refineries in this country.

Mr. DOUGLAS. When we were returning from Porto Rico I was told by Mr. Hedeman, who is at the head of the Union concern, Honolulu, and probably the greatest sugar engineer of the country, that there was no place in the world now or then—I do not remember just when it was—where sugar was made and refined in the same mill, but that the Japanese proposed to do it in Formosa.

Mr. PARSONS. Did he say why?

Mr. DOUGLAS. He said, as I recall it, it was due to the fact that refining on anything but a very large scale was not very profitable,

that the large refineries were bale to do the work at so much less expense and it was more profitable for the raisers of cane and makers of sugar to sell the raw sugar and have it refined.

Mr. CRUMPACKER. Is it not true that in the Philippines the great bulk of the natives use raw sugar?

Mr. WORCESTER. Yes, sir.

Mr. CRUMPACKER. What percentage of the people in the Philippines buy and use refined sugar, if you have any idea?

Mr. WORCESTER. I could not answer that question, sir. My statement that most of the people use raw sugar is based on my personal observations in traveling among them; when you get out in the provinces, away from the large towns, they are very apt to give you unrefined sugar.

Mr. CRUMPACKER. I understand your idea is that the construction of a modern sugar mill on a plantation in the Philippine Islands would stimulate the natives to employ more modern methods of cane growing and sugar making.

Mr. WORCESTER. I have no doubt, sir, that it will have precisely that effect, and no doubt that it will lead them ultimately to combine to raise the necessary capital and install centrales of their own. I did not conclude my statement as to the practicability of refining in the Philippines. In Hongkong they have very cheap Chinese labor; in the provinces our daily wage averages half a peso—that is, 25 cents in gold—but in Manila it is much greater than that. For reasonably skilled labor in Manila a peso, I suppose, would be a fairly conservative estimate.

Mr. PARSONS. What is the labor cost in Hongkong?

Mr. WORCESTER. I could not tell you.

Mr. PARSONS. I wish you would enlarge upon the statement you made a few moments ago about the effect upon the Filipinos, by showing how, in your opinion, it is going to benefit these small native growers, or the men who want to take up 16 hectares of land and put it in sugar.

Mr. WORCESTER. I think it is certain to benefit the small grower, for this reason: The Filipino is not fond of serving as a day laborer; he prefers the system to which he is accustomed, that of working on shares, of working with some one to protect him, as he says; he likes to be in the "sombra," or shadow, of some one, of some one who will look after his interests. Now, it has proved to be the case on the Hawaiian plantations that it is advantageous to let out the cane fields under cane-cultivating contracts, by which a man takes a smaller or larger tract of cane to cultivate and gets a percentage of the returns. This has been their actual experience. I was so informed by three representatives of the sugar industry there, who were in a position to speak with authority, when I visited the Ewa plantation, a few days ago. That system is perfectly adapted to the poorer Filipino; if he can have a couple of carabaos and be allowed about 5 or 10 acres of cane, have his cane milled, and be given a fair percentage of the profits, it is a system that will suit him completely.

Mr. PARSONS. In order to have it done economically, would he not have to have the plowing done by steam plows or the cultivation done on a large scale?

Mr. WORCESTER. Yes; probably in preparing the land.

Mr. PARSONS. How will that affect him?

Mr. WORCESTER. He would have to contract, then, to cultivate the cane.

Mr. PARSONS. Would not that impede the tendency to small ownership of lands?

Mr. WORCESTER. We are indulging in pure theory. At the present time there is not in the Philippines Islands a modern sugar plantation. It remains to be seen whether you can employ labor in the way in which we would employ it here or whether it may not ultimately be necessary to continue the system that we have in the Philippines at present, and let the tenants settle on the land and do all of the work, including the plowing, in their own way. I should say that on the great San José estate, where the land is very level and free from stones, the plowing of the land might be done by machinery by the large owner, if he had tenants on the place, and it probably would be made a consideration; that is, the natives would take contracts for the planting and subsequent care if the owner had to plow it himself. It might be done that way, but that remains to be determined; that is theory. I have no facts upon which to base the statement, because it has always been done the other way.

Mr. PAGE. Would not that make the Filipino a tenant rather than a landowner and cultivator of lands?

Mr. WORCESTER. A very considerable number of Filipinos would be tenants. But you must remember that there would always be Filipinos of ability and of means who would be having tenants under them; it would not be only the Americans or the Europeans who would do this. We have Filipinos who are extremely intelligent and capable business men. You would have there what you have in Hawaii; different men would find employment according to their varying abilities and training; you would have Filipino engineers in connection with the sugar factories; of that I am perfectly satisfied. The largest engine room in my department and the second largest of the Government in Manila is to-day exclusively operated by Filipinos and extremely well operated; we get economy in fuel consumption and really have scientific management of our machinery. You would have Filipino chemists. We have sent young men to this country to be educated in chemistry and they have returned, and a number of them are to-day employed by the bureau of science, and they are rendering efficient and capable service. Chemists are, of course, necessary in connection with sugar plantations, both for the problem of the study of the soils and fertilizers and for the proper handling of the juice, in eliminating fermentation and other processes of deterioration. In other words, there is no reason why the thing, from the top to the bottom, should not be managed by Filipinos. You would have there, just as you would have on the large plantations in the South, people who are only fit for day laborers and who would never go beyond that stage. I can not see why there would not be opportunity for development so that everything would depend upon the capacity of the Filipinos themselves.

Mr. DOUGLAS. Just as it has been in Porto Rico?

Mr. WORCESTER. I am not familiar with what has occurred there; I have been buried in the Philippines for nearly 12 years.

Mr. HAMILTON. From any knowledge you have on the subject, are you able to say whether the management of large plantations

on the island of Cuba has in any way discouraged the development of small holdings in Cuba?

Mr. WORCESTER. I am really not familiar with conditions in Cuba or in Porto Rico.

Mr. JONES. I have not had an opportunity to ask any questions at all about this San Jose transaction, and before you go from it I would like to ask a question or two. Mr. Worcester, I understand that the friar-lands act of the Philippine Legislature, to which you referred, is the act of April 26, 1904?

Mr. WORCESTER. Yes, sir; that is the one to which I referred.

Mr. JONES. The amendment to that act, to which you have referred as removing restrictions as to the number of acres of friar lands that can be sold to one individual, is the act of June 3, 1908, amending the ninth and eleventh sections of the friar-lands act?

Mr. WORCESTER. I think your date is probably correct, sir. It is the act which omitted the provision originally incorporated and supplying additions to chapter 2 of the public-land act relative to sales of unoccupied friar lands. June 3, 1908, is the date; yes, sir.

Mr. JONES. You have referred to an opinion that was given by the law officer of the land bureau, and Capt. Sleeper also referred to that opinion. Can you tell me the date of that opinion?

Mr. WORCESTER. I think that is appended as an exhibit in my report. The opinion of the attorney general of the Philippine Islands as to whether the director of lands has authority to sell to an individual or an individual to purchase from the Government vacant and unoccupied lands constituting a portion of the friar-lands purchase without restriction to area is the one to which you refer?

Mr. JONES. No, sir; the one I refer to is the opinion of the law officer of the land bureau.

Mr. WORCESTER. The date does not appear here, but it is ascertainable; I will get it for you.

Mr. JONES. You say the date does not appear here; what do you mean by that?

Mr. WORCESTER. I am referring to the copy of that opinion which is appended as exhibit "C" to my report to the Governor General, to which I referred when you interrogated me as to the date.

Mr. JONES. Can you not give us the date of that opinion?

Mr. WORCESTER. Well, if you will excuse me just a moment I will see whether or not it is elsewhere in this report. Capt. Sleeper, who asked for the opinion, is here, and I presume his records contain the letter which he addressed to the law officer of his bureau requesting the opinion, so we shall be able to fix the approximate date.

Mr. JONES. As Capt. Sleeper is here I would suggest that he give us that opinion now, if he can.

Capt. SLEEPER. I do not think I can give it offhand; I will look it up. The opinion itself had no date.

The CHAIRMAN. Have you the records here from which you can ascertain it?

Capt. SLEEPER. Yes; I think I can ascertain it from the records.

The CHAIRMAN. If you can, please give it to the stenographer, so it may go in at this point.

Capt. SLEEPER. Yes, sir.

(Investigation of the records showed that the opinion was requested on October 12, 1909, and was rendered a few days later. The exact date could not be fixed.)

Mr. JONES. Mr. Worcester, will you please state when Mr. Strong, who has been referred to in this testimony, first came to the Philippine Islands for the purpose of looking into this question of purchasing friar lands or public lands?

Mr. WORCESTER. I think Mr. Strong came early in the year 1909, Mr. Jones. I was not in Manila at the time he came; I was making my trip through northern Luzon, and as far as I can remember I have never met Mr. Strong.

Mr. JONES. Will you please state when Messrs. Poole and Prentiss first came to the Philippine Islands?

Mr. WORCESTER. Capt. Sleeper tells me they presented themselves at his office on the 12th of October.

Mr. JONES. What year?

Mr. WORCESTER. Last year—1909.

Mr. JONES. I think you said, Mr. Worcester, in the course of your testimony, or Mr. Sleeper—I do not recall which of you gentlemen made the statement—that Mr. Poole stated that he had been informed by the Bureau of Insular Affairs here in Washington that he could not purchase more than 16 hectares of friar lands; did he make that statement to you?

Mr. WORCESTER. I think that statement, Mr. Jones, was that his attorney or his attorneys had been so informed. I did not gain the impression that Mr. Poole himself had ever consulted with the authorities here.

Mr. JONES. Did you or not state that you thought the reason why the Insular Affairs Bureau had made that statement to Mr. Poole's attorney was that they did not know of the amendment passed by the Philippine Legislature to the friar-lands act of 1904?

Mr. WORCESTER. I took it for granted, Mr. Jones, that Mr. Poole's statement was correct, and that the bureau had so informed his attorneys, but I understand now that this was not the case. But, taking it for granted that this statement was correct, and I had no reason to doubt it, the only explanation which occurred to me as possible was that they had overlooked the intent and effect of the amendatory act, which would not have been noticed except by comparing it with the original. The amendment consisted in the leaving out of a passage, not in the carrying in of anything; so that comparison with the original act would probably have been necessary to show what was accomplished. I thought that they had simply missed the purpose of the act, and that was my reason for writing Gen. Edwards, as I did under date of October 21, 1909, calling his attention to the passage of this act and to its effect.

Mr. JONES. It did not occur to you at all, then, that the Insular Affairs Bureau had based its alleged opinion upon the organic act passed by Congress?

Mr. WORCESTER. No, sir; because I took it for granted that if that had happened they would promptly have communicated with us and called our attention to the fact that we had exceeded our powers in passing act No. 1847. It is perfectly evident that the Philippine Commission can not carry into legislation anything that the Congress has prohibited. Such a provision would be inoperative, and I take it for granted that any discovery of such unauthorized action made here would be immediately called to our attention.

Mr. JONES. I understand that as soon as the Insular Affairs Bureau called your attention to this doubtful question of law, or

the construction of the law, you suspended all action with reference to the sale of this land?

MR. WORCESTER. It was not quite that way, sir. The doubt as to the lawfulness of our proposed action, so far as it was called to the attention of any one, was by us called to the attention of the people at this end of the line, and my reason for suspending my action on the sales certificate was the telegram of November 23, 1909, addressed by the Chief of the Bureau of Insular Affairs to the governor general, stating that the Secretary of War desired full information by cable relating to this matter, and desired that we should not consummate the sale until he had considered the question. I thought that he might be considering it as a matter of policy. Obviously we have had demonstrations of the fact that there was abundant grounds for so considering it.

MR. JONES. Mr. Worcester, is it your opinion or not that the legislature of the Philippine Islands has the full authority—this, of course, under the provisions of the organic law of 1902—to legislate with reference to this land without reference to what the Insular Affairs Bureau at Washington may think about it?

MR. WORCESTER. Certainly, sir.

MR. JONES. Your opinion is that you have not to be guided by any suggestions that may come from the Insular Affairs Bureau here if you are acting within a law of the Philippine Islands which the legislature had the right to enact?

MR. WORCESTER. So far as I am aware, there is no authority vested in the Bureau of Insular Affairs or any of its officers to dictate to us in the matter of legislation. Of course, if they made suggestions these would be entitled to very careful consideration, but I hold that we were at liberty to enact such legislation as we deemed to be in the interest of the islands, regardless of their opinion, so far as the legal question is concerned.

MR. JONES. You believe that the Bureau of Insular Affairs has no right to control your action?

MR. WORCESTER. Certainly.

MR. JONES. That it acts solely in the capacity, if I may so speak, of a clearing house?

MR. WORCESTER. Yes.

MR. JONES. You can not tell me, then, Mr. Worcester, whether that opinion of the law officer of the land office in the islands was prior to or subsequent to the passage of that amendment?

MR. WORCESTER. The amendment to the friar-land act, removing the restriction?

MR. JONES. Yes.

MR. WORCESTER. I think it was long subsequent to it.

MR. JONES. Do you know what gave rise to that opinion?

MR. WORCESTER. My impression is that it was this particular question.

MR. JONES. I beg your pardon; it was what?

MR. WORCESTER. My impression at the moment is that it was given in connection with this discussion. I remember distinctly that the opinion of the attorney general was given at that time. We had previously obtained an opinion from him, from the attorney general of the Philippines, relative to whom were to be considered occupants, but we had no doubt at all of our ability to pass this act removing



the restrictions and never thought of requesting an opinion on it until the question was raised, and I can not remember that it was ever raised until this Poole transaction came up.

Mr. JONES. Your opinion, then, is that it was asked for in connection with the Poole proposition, after Poole had stated that there was some doubt here in Washington as to whether or not an individual could purchase more than 16 hectares of these friar lands?

Mr. WORCESTER. My recollection is not really clear enough so that I would care to stake much on it, but the date will show as a matter of fact. I can not at present see any other special reason for requesting it. This was the first large transaction in friar lands that had come up, and the doubt then arose on the part of the would-be purchasers rather than on our part.

Mr. JONES. You stated very positively, Mr. Worcester, in the beginning of your testimony, I think, to-day, as to what the law was on the subject of these friar lands. I do not, of course, mean to concede that either you or the Attorney General or anybody else could lay down what the law was on this subject, and I am not sure that it is a legitimate question to ask you, or about which you ought to make a statement. Of course, I know that you feel that you were acting within the law when you acted as you did about these lands; but the question as to whether the restrictions and limitations of section 15 of the organic law apply to the lands referred to in section 65 of that act—that question is one which this committee is charged with investigating and must make a report about.

Mr. WORCESTER. Yes, sir.

Mr. JONES. But inasmuch as you did make a quite positive statement as to what the law was, I want to call your attention to the language of the sixty-fifth section.

Mr. WORCESTER. Yes, sir.

Mr. DOUGLAS. What is it you read from?

Mr. JONES. The organic law of 1902.

Mr. DOUGLAS. Where is it published?

Mr. JONES. I have a copy here.

Mr. WORCESTER. I think you will find it quoted correctly on page 51 of my report, at the bottom of the page.

Mr. JONES. I will state, however, before reading the law, that I find that in the different publications where it is quoted it is not always punctuated just as it is punctuated in the act itself, and it seems to me the punctuation has some bearing on the construction of the act. I am reading from the copy of the law furnished the committee, Public Document No. 235.

The CHAIRMAN. You have no objection, I suppose, to allowing that to be inserted—that is, the whole act.

Mr. JONES. It is the whole act.

The CHAIRMAN. It would be very convenient for it to go into the record.

Mr. JONES. I think so. I would like, Mr. Chairman, that the act as furnished to the committee, Public Document No. 235, be the document that is inserted, because I think the publication would be more apt to be correct in that than in some of the copies.

The CHAIRMAN. When you are through with the witness, hand it to the stenographer and he will put it in at this point.

(Following is the act referred to:)

[Public—No. 235.]

AN ACT Temporarily to provide for the administration of the affairs of civil government in the Philippine Islands, and for other purposes.

*Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled,* That the action of the President of the United States in creating the Philippine Commission and authorizing said commission to exercise the powers of government to the extent and in the manner and form and subject to the regulation and control set forth in the instructions of the President to the Philippine Commission, dated April seventh, nineteen hundred, and in creating the offices of civil governor and vice-governor of the Philippine Islands, and authorizing said civil governor and vice-governor to exercise the powers of government to the extent and in the manner and form set forth in the Executive order dated June twenty-first, nineteen hundred and one, and in establishing four executive departments of government in said islands, as set forth in the act of the Philippine Commission, entitled "An act providing an organization for the departments of the interior, of commerce and police, of finance and justice, and of public instruction," enacted September sixth, nineteen hundred and one, is hereby approved, ratified, and confirmed, and until otherwise provided by law the said islands shall continue to be governed as thereby and herein provided, and all laws passed hereafter by the Philippine Commission shall have an enacting clause as follows: "By authority of the United States be it enacted by the Philippine Commission." The provisions of section eighteen hundred and ninety-one of the Revised Statutes of eighteen hundred and seventy-eight shall not apply to the Philippine Islands.

Future appointments of civil governor, vice-governor, members of said commission, and heads of executive departments shall be made by the President, by and with the advice and consent of the Senate.

SEC. 2. That the action of the President of the United States heretofore taken by virtue of the authority vested in him as Commander in Chief of the Army and Navy, as set forth in his order of July twelfth, eighteen hundred and ninety-eight, whereby a tariff of duties and taxes as set forth by said order was to be levied and collected at all ports and places in the Philippine Islands upon passing into the occupation and possession of the forces of the United States, together with the subsequent amendments of said order, are hereby approved, ratified, and confirmed, and the actions of the authorities of the Government of the Philippine Islands, taken in accordance with the provisions of said order and subsequent amendments, are hereby approved: *Provided*, That nothing contained in this section shall be held to amend or repeal an act entitled "An act temporarily to provide revenue for the Philippine Islands and for other purposes," approved March eighth, nineteen hundred and two.

SEC. 3. That the President of the United States, during such time as and whenever the sovereignty and authority of the United States encounter armed resistance in the Philippine Islands, until otherwise provided by Congress, shall continue to regulate and control commercial intercourse with and within said islands by such general rules and regulations as he, in his discretion, may deem most conducive to the public interests and the general welfare.

SEC. 4. That all inhabitants of the Philippine Islands continuing to reside therein who were Spanish subjects on the eleventh day of April, eighteen hundred and ninety-nine, and then resided in said islands, and their children born subsequent thereto, shall be deemed and held to be citizens of the Philippine Islands and as such entitled to the protection of the United States, except such as shall have elected to preserve their allegiance to the Crown of Spain in accordance with the provisions of the treaty of peace between the United States and Spain signed in Paris December tenth, eighteen hundred and ninety-eight.

SEC. 5. That no law shall be enacted in said islands which shall deprive any person of life, liberty, or property without due process of law, or deny to any person therein the equal protection of the laws.

That in all criminal prosecutions the accused shall enjoy the right to be heard by himself and counsel, to demand the nature and cause of the accusation against him, to have a speedy and public trial, to meet the witnesses face to face, and to have compulsory process to compel the attendance of witnesses in his behalf.

That no person shall be held to answer for a criminal offense without due process of law; and no person for the same offense shall be twice put in jeopardy of punishment, nor shall be compelled in any criminal case to be a witness against himself.

That all persons shall before conviction be bailable by sufficient sureties, except for capital offenses.

That no law impairing the obligation of contracts shall be enacted.

That no person shall be imprisoned for debt.

That the privilege of the writ of habeas corpus shall not be suspended, unless when in cases of rebellion, insurrection, or invasion the public safety may require it, in either of which events the same may be suspended by the President, or by the governor, with the approval of the Philippine Commission, wherever during such period the necessity for such suspension shall exist.

That no *ex post facto* law or bill of attainder shall be enacted.

That no law granting a title of nobility shall be enacted, and no person holding any office of profit or trust in said islands, shall, without the consent of the Congress of the United States, accept any present, emolument, office, or title of any kind whatever from any king, queen, prince, or foreign State.

That excessive bail shall not be required, nor excessive fines imposed, nor cruel and unusual punishment inflicted.

That the right to be secure against unreasonable searches and seizures shall not be violated.

That neither slavery, nor involuntary servitude, except as a punishment for crime whereof the party shall have been duly convicted, shall exist in said islands.

That no law shall be passed abridging the freedom of speech or of the press, or the right of the people peaceably to assemble and petition the Government for redress of grievances.

That no law shall be made respecting an establishment of religion or prohibiting the free exercise thereof, and that the free exercise and enjoyment of religious profession and worship, without discrimination or preference, shall forever be allowed.

That no money shall be paid out of the treasury except in pursuance of an appropriation by law.

That the rule of taxation in said islands shall be uniform.

That no private or local bill which may be enacted into law shall embrace more than one subject, and that subject shall be expressed in the title of the bill.

That no warrant shall issue but upon probable cause, supported by oath or affirmation, and particularly describing the place to be searched and the person or things to be seized.

That all money collected on any tax levied or assessed for a special purpose shall be treated as a special fund in the treasury and paid out for such purpose only.

SEC. 6. That whenever the existing insurrection in the Philippine Islands shall have ceased and a condition of general and complete peace shall have been established therein and the fact shall be certified to the President by the Philippine Commission the President, upon being satisfied thereof, shall order a census of the Philippine Islands to be taken by said Philippine Commission; such census in its inquiries relating to the population shall take and make so far as practicable full report for all the inhabitants, of name, age, sex, race, or tribe, whether native or foreign born, literacy in Spanish, native dialect or language, or in English, school attendance, ownership of homes, industrial and social statistics, and such other information separately for each island, each province, and municipality, or other civil division, as the President and said commission may deem necessary: *Provided*, That the President may, upon the request of said commission, in his discretion, employ the service of the Census Bureau in compiling and promulgating the statistical information above provided for, and may commit to such bureau any part or portion of such labor as to him may seem wise.

SEC. 7. That two years after the completion and publication of the census, in case such condition of general and complete peace with recognition of the authority of the United States shall have continued in the territory of said islands not inhabited by Moros or other non-Christian tribes and such facts shall have been certified to the President by the Philippine Commission, the President upon being satisfied thereof shall direct said commission to call, and the commission shall call, a general election for the choice of delegates to a popular assembly of the people of said territory in the Philippine Islands, which shall be known as the Philippine Assembly. After said assembly shall have convened and organized, all the legislative power heretofore conferred on the Philippine Commission in all that part of said islands not inhabited by Moros or other non-Christian tribes shall be vested in a legislature consisting of two houses—the Philippine Commission and the Philippine Assembly. Said assembly shall consist of not less than fifty nor more than one hundred members, to be apportioned by said commission among the provinces as nearly as practicable according to population: *Provided*, That no province shall have less than one member: *And provided further*, That provinces entitled by population to more than one member may be divided into such convenient districts as the said commission may deem best.

Public notice of such division shall be given at least ninety days prior to such election, and the election shall be held under rules and regulations to be prescribed by

law. The qualification of electors in such election shall be the same as is now provided by law in case of electors in municipal elections. The members of assembly shall hold office for two years from the first day of January next following their election, and their successors shall be chosen by the people every second year thereafter. No person shall be eligible to such election who is not a qualified elector of the election district in which he may be chosen, owing allegiance to the United States, and twenty-five years of age.

The legislature shall hold annual sessions, commencing on the first Monday of February in each year and continuing not exceeding ninety days thereafter (Sundays and holidays not included): *Provided*, That the first meeting of the legislature shall be held upon the call of the governor within ninety days after the first election: *And provided further*, That if at the termination of any session the appropriations necessary for the support of government shall not have been made, an amount equal to the sums appropriated in the last appropriation bills for such purposes shall be deemed to be appropriated; and until the legislature shall act in such behalf the treasurer may, with the advice of the governor, make the payments necessary for the purposes aforesaid.

The legislature may be called in special session at any time by the civil governor for general legislation, or for action on such specific subjects as he may designate. No special session shall continue longer than thirty days, exclusive of Sundays.

The assembly shall be the judge of the elections, returns, and qualifications of its members. A majority shall constitute a quorum to do business, but a smaller number may adjourn from day to day and may be authorized to compel the attendance of absent members. It shall choose its speaker and other officers, and the salaries of its members and officers shall be fixed by law. It may determine the rule of its proceedings, punish its members for disorderly behavior, and with the concurrence of two-thirds expel a member. It shall keep a journal of its proceedings, which shall be published, and the yeas and nays of the members on any question shall, on the demand of one-fifth of those present, be entered on the journal.

SEC. 8. That at the same time with the first meeting of the Philippine Legislature, and biennially thereafter, there shall be chosen by said legislature, each house voting separately, two Resident Commissioners to the United States, who shall be entitled to an official recognition as such by all departments upon presentation to the President of a certificate of election by the civil governor of said islands, and each of whom shall be entitled to a salary payable monthly by the United States at the rate of five thousand dollars per annum, and two thousand dollars additional to cover all expenses: *Provided*, That no person shall be eligible to such election who is not a qualified elector of said islands, owing allegiance to the United States, and who is not thirty years of age.

SEC. 9. That the supreme court and the courts of first instance of the Philippine Islands shall possess and exercise jurisdiction as heretofore provided, and such additional jurisdiction as shall hereafter be prescribed by the government of said islands, subject to the power of said government to change the practice and method of procedure. The municipal courts of said islands shall possess and exercise jurisdiction as heretofore provided by the Philippine Commission, subject in all matters to such alteration and amendment as may be hereafter enacted by law; and the chief justice and associate justices of the supreme court shall hereafter be appointed by the President, by and with the advice and consent of the Senate, and shall receive the compensation heretofore prescribed by the commission until otherwise provided by Congress. The judges of the court of first instance shall be appointed by the civil governor, by and with the advice and consent of the Philippine Commission: *Provided*, That the admiralty jurisdiction of the supreme court and courts of first instance shall not be changed except by act of Congress.

SEC. 10. That the Supreme Court of the United States shall have jurisdiction to review, revise, reverse, modify, or affirm the final judgments and decrees of the supreme court of the Philippine Islands in all actions, cases, causes, and proceedings now pending therein or hereafter determined thereby in which the Constitution or any statute, treaty, title, right, or privilege of the United States is involved, or in causes in which the value in controversy exceeds twenty-five thousand dollars, or in which the title or possession of real estate exceeding in value the sum of twenty-five thousand dollars, to be ascertained by the oath of either party or of other competent witnesses, is involved or brought in question; and such final judgments or decrees may and can be reviewed, revised, reversed, modified, or affirmed by said Supreme Court of the United States on appeal or writ of error by the party aggrieved, in the same manner, under the same regulations, and by the same procedure, as far as applicable, as the final judgments and decrees of the circuit courts of the United States.

SEC. 11. That the Government of the Philippine Islands is hereby authorized to provide for the needs of commerce by improving the harbors and navigable waters of

said islands and to construct and maintain in said navigable waters and upon the shore adjacent thereto bonded warehouses, wharves, piers, lighthouses, signal and life-saving stations, buoys, and like instruments of commerce, and to adopt and enforce regulations in regard thereto, including bonded warehouses wherein articles not intended to be imported into said islands nor mingled with the property therein, but brought into a port of said islands for reshipment to another country, may be deposited in bond and reshipped to another country without the payment of customs duties or charges.

SEC. 12. That all the property and rights which may have been acquired in the Philippine Islands by the United States under the treaty of peace with Spain, signed December tenth, eighteen hundred and ninety-eight, except such land or other property as shall be designated by the President of the United States for military and other reservations of the Government of the United States, are hereby placed under the control of the Government of said islands to be administered for the benefit of the inhabitants thereof, except as provided in this act.

SEC. 13. That the Government of the Philippine Islands, subject to the provisions of this act and except as herein provided, shall classify according to its agricultural character and productiveness, and shall immediately make rules and regulations for the lease, sale, or other disposition of the public lands other than timber or mineral lands, but such rules and regulations shall not go into effect or have the force of law until they have received the approval of the President, and when approved by the President they shall be submitted by him to Congress at the beginning of the next ensuing session thereof and unless disapproved or amended by Congress at said session they shall at the close of such period have the force and effect of law in the Philippine Islands: *Provided*, That a single homestead entry shall not exceed sixteen hectares in extent.

SEC. 14. That the Government of the Philippine Islands is hereby authorized and empowered to enact rules and regulations and to prescribe terms and conditions to enable persons to perfect their title to public lands in said islands, who, prior to the transfer of sovereignty from Spain to the United States, had fulfilled all or some of the conditions required by the Spanish laws and royal decrees of the Kingdom of Spain for the acquisition of legal title thereto, yet failed to secure conveyance of title; and the Philippine Commission is authorized to issue patents, without compensation, to any native of said islands, conveying title to any tract of land not more than sixteen hectares in extent, which were public lands and had been actually occupied by such native or his ancestors prior to and on the thirteenth of August, eighteen hundred and ninety-eight.

SEC. 15. That the Government of the Philippine Islands is hereby authorized and empowered, on such terms as it may prescribe, by general legislation, to provide for the granting or sale and conveyance to actual occupants and settlers and other citizens of said islands such parts and portions of the public domain, other than timber and mineral lands of the United States in said islands, as it may deem wise, not exceeding sixteen hectares to any one person, and for the sale and conveyance of not more than one thousand and twenty-four hectares to any corporation or association of persons: *Provided*, That the grant or sale of such lands, whether the purchase price be paid at once or in partial payments, shall be conditioned upon actual and continued occupancy, improvement, and cultivation of the premises sold for a period of not less than five years, during which time the purchaser or grantee can not alienate or encumber said land or the title thereto; but such restriction shall not apply to transfers of rights and title of inheritance under the laws for the distribution of the estates of decedents.

SEC. 16. That in granting or selling any part of the public domain under the provisions of the last preceding section, preference in all cases shall be given to actual occupants and settlers; and such public lands of the United States in the actual possession or occupancy of any native of the Philippine Islands shall not be sold by said Government to any other person without the consent thereto of said prior occupant or settler first had and obtained: *Provided*, That the prior right hereby secured to an occupant of land, who can show no other proof of title than possession, shall not apply to more than sixteen hectares in one tract.

SEC. 17. That timber, trees, forests, and forest products on lands leased or demised by the Government of the Philippine Islands under the provisions of this act shall not be cut, destroyed, removed, or appropriated except by special permission of said Government and under such regulations as it may prescribe.

All moneys obtained from lease or sale of any portion of the public domain or from licenses to cut timber by the Government of the Philippine Islands shall be covered into the insular treasury and be subject only to appropriation for insular purposes according to law.

SEC. 18. That the forest laws and regulations now in force in the Philippine Islands, with such modifications and amendments as may be made by the Government of said islands, are hereby continued in force, and no timber lands forming part of the public domain shall be sold, leased, or entered until the Government of said islands, upon the certification of the forestry bureau that said lands are more valuable for agriculture than for forest uses, shall declare such lands so certified to be agricultural in character: *Provided*, That the said Government shall have the right and is hereby empowered to issue licenses to cut, harvest, or collect timber or other forest products on reserved or unreserved public lands in said islands in accordance with the forest laws and regulations hereinbefore mentioned and under the provisions of this act, and the said Government may lease land to any person or persons holding such licenses, sufficient for a mill site, not to exceed four hectares in extent, and may grant rights of way to enable such person or persons to get access to the lands to which such licenses apply.

SEC. 19. That the beneficial use shall be the basis, the measure, and the limit of all rights to water in said islands, and the Government of said islands is hereby authorized to make such rules and regulations for the use of water, and to make such reservations of public lands for the protection of the water supply, and for other public purposes not in conflict with the provisions of this act, as it may deem best for the public good.

#### MINERAL LANDS.

SEC. 20. That in all cases public lands in the Philippine Islands valuable for minerals shall be reserved from sale, except as otherwise expressly directed by law.

SEC. 21. That all valuable mineral deposits in public lands in the Philippine Islands, both surveyed and unsurveyed, are hereby declared to be free and open to exploration, occupation, and purchase, and the land in which they are found to occupation and purchase, by citizens of the United States, or of said islands: *Provided*, That when on any lands of said islands entered and occupied as agricultural lands under the provisions of this act, but not patented, mineral deposits have been found, the working of such mineral deposits is hereby forbidden until the person, association, or corporation who or which has entered and is occupying such lands shall have paid to the Government of said islands such additional sum or sums as will make the total amount paid for the mineral claim or claims in which said deposits are located equal to the amount charged by the Government for the same as mineral claims.

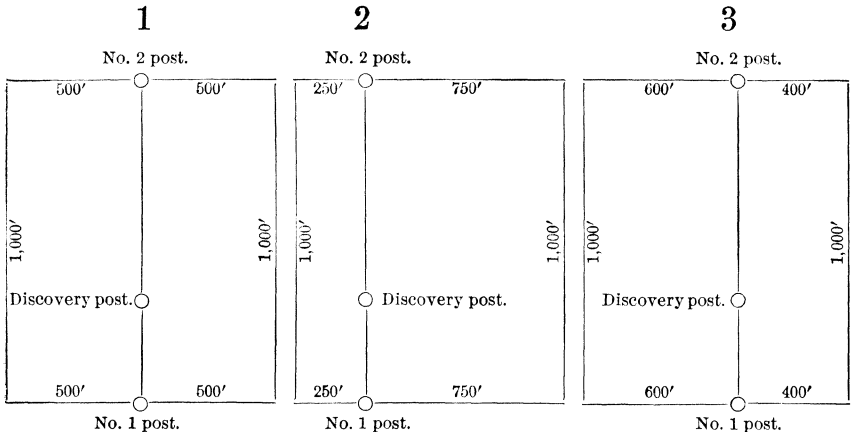
SEC. 22. That mining claims upon land containing veins or lodes of quartz or other rock in place bearing gold, silver, cinnabar, lead, tin, copper, or other valuable deposits, located after the passage of this act, whether located by one or more persons qualified to locate the same under the preceding section, shall be located in the following manner and under the following conditions: Any person so qualified desiring to locate a mineral claim shall, subject to the provisions of this act with respect to land which may be used for mining, enter upon the same and locate a plot of ground measuring, where possible, but not exceeding, one thousand feet in length by one thousand feet in breadth, in as nearly as possible a rectangular form; that is to say: All angles shall be right angles, except in cases where a boundary line of a previously surveyed claim is adopted as common to both claims, but the lines need not necessarily be meridional. In defining the size of a mineral claim, it shall be measured horizontally, irrespective of inequalities of the surface of the ground.

SEC. 23. That a mineral claim shall be marked by two posts placed as nearly as possible on the line of the ledge or vein, and the posts shall be numbered one and two, and the distance between posts numbered one and two shall not exceed one thousand feet, the line between posts numbered one and two to be known as the location line; and upon posts numbered one and two shall be written the name given to the mineral claim, the name of the locator, and the date of the location. Upon post numbered one there shall be written, in addition to the foregoing, "Initial post." the approximate compass bearing of post numbered two, and a statement of the number of feet lying to the right and to the left of the line from post numbered one to post numbered two, thus: "Initial post. Direction of post numbered two. \_\_\_\_\_ feet of this claim lie on the right and \_\_\_\_\_ feet on the left of the line from number one to number two post." All the particulars required to be put on number one and number two posts shall be furnished by the locator to the provincial secretary, or such other officer as by the Philippine Government may be described as mining recorder, in writing, at the time the claim is recorded, and shall form a part of the record of such claim.

SEC. 24. That when a claim has been located the holder shall immediately mark the line between posts numbered one and two so that it can be distinctly seen. The locator shall also place a post at the point where he has found minerals in place, on which shall be written "Discovery post:" *Provided*, That when the claim is surveyed

the surveyor shall be guided by the records of the claim, the sketch plan on the back of the declaration made by the owner when the claim was recorded, posts numbered one and two, and the notice on number one, the initial post.

EXAMPLES OF VARIOUS MODES OF LAYING OUT CLAIMS.



SEC. 25. That it shall not be lawful to move number one post, but number two post may be moved by the deputy mineral surveyor when the distance between posts numbered one and two exceeds one thousand feet, in order to place number two post one thousand feet from number one post on the line of location. When the distance between posts numbered one and two is less than one thousand feet the deputy mineral surveyor shall have no authority to extend the claim beyond number two.

SEC. 26. That the "location line" shall govern the direction of one side of the claim, upon which the survey shall be extended according to this act.

SEC. 27. That the holder of a mineral claim shall be entitled to all minerals which may lie within his claim, but he shall not be entitled to mine outside the boundary lines of his claim continued vertically downward: *Provided*, That this act shall not prejudice the rights of claim owners nor claim holders whose claims have been located under existing laws prior to this act.

SEC. 28. That no mineral claim of the full size shall be recorded without the application being accompanied by an affidavit made by the applicant or some person on his behalf cognizant of the facts—that the legal notices and posts have been put up; that mineral has been found in place on the claim proposed to be recorded; that the ground applied for is unoccupied by any other person. In the said declaration shall be set out the name of the applicant and the date of the location of the claim. The words written on the number one and number two posts shall be set out in full, and as accurate description as possible of the position of the claim given with reference to some natural object or permanent monuments.

SEC. 29. That no mineral claim which at the date of its record is known by the locator to be less than a full-sized mineral claim shall be recorded without the word "fraction" being added to the name of the claim, and the application being accompanied by an affidavit or solemn declaration made by the applicant or some person on his behalf cognizant of the facts: That the legal posts and notices have been put up; that mineral has been found in place on the fractional claim proposed to be recorded; that the ground applied for is unoccupied by any other person. In the said declaration shall be set out the name of the applicant and the date of the location of the claim. The words written on the posts numbered one and two shall be set out in full, and as accurate a description as possible of the position of the claim given. A sketch plan shall be drawn by the applicant on the back of the declaration, showing as near as may be the position of the adjoining mineral claims and the shape and size, expressed in feet, of the claim or fraction desired to be recorded: *Provided*, That the failure on the part of the locator of a mineral claim to comply with any of the foregoing provisions of this section shall not be deemed to invalidate such location, if upon the facts it shall appear that such locator has actually discovered mineral in place on said location, and that there has been on his part a bona fide attempt to comply with the provisions of this act, and that the nonobservance

of the formalities hereinbefore referred to is not of a character calculated to mislead other persons desiring to locate claims in the vicinity.

SEC. 30. That in cases where, from the nature or shape of the ground, it is impossible to mark the location line of the claim as provided by this act then the claim may be marked by placing posts as nearly as possible to the location line, and noting the distance and direction such posts may be from such location line, which distance and direction shall be set out in the record of the claim.

SEC. 31. That every person locating a mineral claim shall record the same with the provincial secretary or such other officer as by the Government of the Philippine Islands may be described as mining recorder of the district within which the same is situate, within thirty days after the location thereof. Such record shall be made in a book, to be kept for the purpose in the office of the said provincial secretary or such other officer as by said Government described as mining recorder, in which shall be inserted the name of the claim, the name of each locator, the locality of the mine, the direction of the location line, the length in feet, the date of location, and the date of the record. A claim which shall not have been recorded within the prescribed period shall be deemed to have been abandoned.

SEC. 32. That in case of any dispute as to the location of a mineral claim the title to the claim shall be recognized according to the priority of such location, subject to any question as to the validity of the record itself and subject to the holder having complied with all the terms and conditions of this act.

SEC. 33. That no holder shall be entitled to hold in his, its, or their own name or in the name of any other person, corporation, or association more than one mineral claim on the same vein or lode.

SEC. 34. That a holder may at any time abandon any mineral claim by giving notice, in writing, of such intention to abandon, to the provincial secretary or such other officer as by the Government of the Philippine Islands may be described as mining recorder; and from the date of the record of such notice all his interest in such claim shall cease.

SEC. 35. That proof of citizenship under the clauses of this act relating to mineral lands may consist, in the case of an individual, of his own affidavit thereof; in the case of an association of persons unincorporated, of the affidavit of their authorized agent made on his own knowledge or upon information and belief; and in the case of a corporation organized under the laws of the United States, or of any State or Territory thereof, or of the Philippine Islands, by the filing of a certified copy of their charter or certificate of incorporation.

SEC. 36. That the United States Philippine Commission or its successors may make regulations, not in conflict with the provisions of this act, governing the location, manner of recording, and amount of work necessary to hold possession of a mining claim, subject to the following requirements:

On each claim located after the passage of this act, and until a patent has been issued therefor, not less than one hundred dollars worth of labor shall be performed or improvements made during each year: *Provided*, That upon a failure to comply with these conditions the claim or mine upon which such failure occurred shall be open to relocation in the same manner as if no location of the same had ever been made, provided that the original locators, their heirs, assigns, or legal representatives, have not resumed work upon the claim after failure and before such location. Upon the failure of any one of several coowners to contribute his proportion of the expenditures required thereby, the coowners who have performed the labor or made the improvements may, at the expiration of the year, give such delinquent coowner personal notice in writing, or notice by publication in the newspaper published nearest the claim, and in two newspapers published at Manila, one in the English language and the other in the Spanish language, to be designated by the chief of the Philippine insular bureau of public lands, for at least once a week for ninety days, and if, at the expiration of ninety days after such notice in writing or by publication, such delinquent shall fail or refuse to contribute his proportion of the expenditure required by this section his interest in the claim shall become the property of his coowners who have made the required expenditures. The period within which the work required to be done annually on all unpatented mineral claims shall commence on the first day of January succeeding the date of location of such claim.

SEC. 37. That a patent for any land claimed and located for valuable mineral deposits may be obtained in the following manner: Any person, association, or corporation authorized to locate a claim under this act, having claimed and located a piece of land for such purposes, who has or have complied with the terms of this act, may file in the office of the provincial secretary, or such other officer as by the government of said islands may be described as mining recorder of the province wherein the land claimed is located, an application for a patent, under oath, showing such compliance, together with a plat and field notes of the claim or claims in common, made by or under the



direction of the chief of the Philippine insular bureau of public lands, showing accurately the boundaries of the claim, which shall be distinctly marked by monuments on the ground, and shall post a copy of such plat, together with a notice of such application for a patent, in a conspicuous place on the land embraced in such plat previous to the filing of the application for a patent, and shall file an affidavit of at least two persons that such notice has been duly posted, and shall file a copy of the notice in such office, and shall thereupon be entitled to a patent for the land, in the manner following: The provincial secretary or such other officer as by the Philippine Government may be described as mining recorder, upon the filing of such application, plat, field notes, notices, and affidavits, shall publish a notice that such an application has been made, once a week for the period of sixty days, in a newspaper to be by him designated as nearest to such claim and in two newspapers published at Manila, one in the English language and one in the Spanish language, to be designated by the chief of the Philippine insular bureau of public lands; and he shall also post such notice in his office for the same period. The claimant at the time of filing this application, or at any time thereafter within the sixty days of publication, shall file with the provincial secretary or such other officer as by the Philippine Government may be described as mining recorder a certificate of the chief of the Philippine insular bureau of public lands that five hundred dollars' worth of labor has been expended or improvements made upon the claim by himself or grantors; that the plat is correct, with such further description by such reference to natural objects or permanent monuments as shall identify the claim, and furnish an accurate description to be incorporated in the patent. At the expiration of the sixty days of publication the claimant shall file his affidavit, showing that the plat and notice have been posted in a conspicuous place on the claim during such period of publication. If no adverse claim shall have been filed with the provincial secretary or such other officer as by the government of said islands may be described as mining recorder at the expiration of the sixty days of publication, it shall be assumed that the applicant is entitled to a patent upon the payment to the provincial treasurer or the collector of internal revenue of five dollars per acre and that no adverse claim exists, and thereafter no objection from third parties to the issuance of a patent shall be heard, except it be shown that the applicant has failed to comply with the terms of this act: *Provided*, That where the claimant for a patent is not a resident of or within the province wherein the land containing the vein, ledge, or deposit sought to be patented is located the application for patent and the affidavits required to be made in this section by the claimant for such patent may be made by his, her, or its authorized agent where said agent is conversant with the facts sought to be established by said affidavits.

SEC. 38. That applicants for mineral patents, if residing beyond the limits of the province or military department wherein the claim is situated, may make the oath or affidavit required for proof of citizenship before the clerk of any court of record, or before any notary public of any province of the Philippine Islands, or any other official in said islands authorized by law to administer oaths.

SEC. 39. That where an adverse claim is filed during the period of publication it shall be upon oath of the person or persons making the same, and shall show the nature, boundaries, and extent of such adverse claim, and all proceedings, except the publication of notice and making and filing of the affidavits thereof, shall be stayed until the controversy shall have been settled or decided by a court of competent jurisdiction or the adverse claim waived. It shall be the duty of the adverse claimant, within thirty days after filing his claim, to commence proceedings in a court of competent jurisdiction to determine the question of the right of possession, and prosecute the same with reasonable diligence to final judgment, and a failure so to do shall be a waiver of his adverse claim. After such judgment shall have been rendered the party entitled to the possession of the claim, or any portion thereof, may, without giving further notice, file a certified copy of the judgment roll with the provincial secretary or such other officer as by the Government of the Philippine Islands may be described as mining recorder, together with the certificate of the chief of the Philippine insular bureau of public lands that the requisite amount of labor has been expended or improvements made thereon, and the description required in other cases, and shall pay to the provincial treasurer or the collector of internal revenue of the province in which the claim is situated, as the case may be, five dollars per acre for his claim, together with the proper fees, whereupon the whole proceedings and the judgment roll shall be certified by the provincial secretary or such other officer as by said Government may be described as mining recorder to the secretary of the interior of the Philippine Islands, and a patent shall issue thereon for the claim, or such portion thereof as the applicant shall appear, from the decision of the court, rightly to possess. The adverse claim may be verified by the oath of any duly authorized agent or attorney in fact of the adverse claimant cognizant of the facts stated; and the adverse claimant, if residing at the time being beyond

the limits of the province wherein the claim is situated, may make oath to the adverse claim before the clerk of any court of record, or any notary public of any province or military department of the Philippine Islands, or any other officer authorized to administer oaths where the adverse claimant may then be. If it appears from the decision of the court that several parties are entitled to separate and different portions of the claim, each party may pay for his portion of the claim, with the proper fees, and file the certificate and description by the chief of the Philippine insular bureau of public lands, whereupon the provincial secretary, or such other officer as by the government of said islands may be described as mining recorder, shall certify the proceedings and judgment roll to the secretary of the interior for the Philippine Islands, as in the preceding case, and patents shall issue to the several parties according to their respective rights. If in any action brought pursuant to this section title to the ground in controversy shall not be established by either party, the court shall so find, and judgment shall be entered accordingly. In such case costs shall not be allowed to either party, and the claimant shall not proceed in the office of the provincial secretary or such other officer as by the Government of said islands may be described as mining recorder or be entitled to a patent for the ground in controversy until he shall have perfected his title. Nothing herein contained shall be construed to prevent the alienation of a title conveyed by a patent for a mining claim to any person whatever.

SEC. 40. That the description of mineral claims upon surveyed lands shall designate the location of the claim with reference to the lines of the public surveys, but need not conform therewith; but where a patent shall be issued for claims upon unsurveyed lands the chief of the Philippine insular bureau of public lands in extending the surveys shall adjust the same to the boundaries of such patented claim according to the plat or description thereof, but so as in no case to interfere with or change the location of any such patented claim.

SEC. 41. That any person authorized to enter lands under this act may enter and obtain patent to lands that are chiefly valuable for building stone under the provisions of this act relative to placer mineral claims.

SEC. 42. That any person authorized to enter lands under this act may enter and obtain patent to lands containing petroleum or other mineral oils and chiefly valuable therefor under the provisions of this act relative to placer mineral claims.

SEC. 43. That no location of a placer claim shall exceed sixty-four hectares for any association of persons, irrespective of the number of persons composing such association, and no such location shall include more than eight hectares for an individual claimant. Such locations shall conform to the laws of the United States Philippine Commission, or its successors, with reference to public surveys, and nothing in this section contained shall defeat or impair any bona fide ownership of land for agricultural purposes or authorize the sale of the improvements of any bona fide settler to any purchaser.

SEC. 44. That where placer claims are located upon surveyed lands and conform to legal subdivisions, no further survey or plat shall be required, and all placer mining claims located after the date of passage of this act shall conform as nearly as practicable to the Philippine system of public-land surveys and the regular subdivision of such surveys; but where placer claims can not be conformed to legal subdivisions, survey and plat shall be made as on unsurveyed lands; and where by the segregation of mineral lands in any legal subdivision a quantity of agricultural land less than sixteen hectares shall remain, such fractional portion of agricultural land may be entered by any party qualified by law for homestead purposes.

SEC. 45. That where such person or association, they and their grantors, have held and worked their claims for a period equal to the time prescribed by the statute of limitations of the Philippine Islands, evidence of such possession and working of the claims for such period shall be sufficient to establish a right to a patent thereto under this act, in the absence of any adverse claim; but nothing in this act shall be deemed to impair any lien which may have attached in any way whatever prior to the issuance of a patent.

SEC. 46. That the chief of the Philippine insular bureau of public lands may appoint competent deputy mineral surveyors to survey mining claims. The expenses of the survey of vein or lode claims and of the survey of placer claims, together with the cost of publication of notices, shall be paid by the applicants, and they shall be at liberty to obtain the same at the most reasonable rates, and they shall also be at liberty to employ any such deputy mineral surveyor to make the survey. The chief of the Philippine insular bureau of public lands shall also have power to establish the maximum charges for surveys and publication of notices under this act; and in case of excessive charges for publication he may designate any newspaper published in a province where mines are situated, or in Manila, for the publication of mining notices

and fix the rates to be charged by such paper; and to the end that the chief of the bureau of public lands may be fully informed on the subject such applicant shall file with the provincial secretary or such other officer as by the Government of the Philippine Islands may be described as mining recorder, a sworn statement of all charges and fees paid by such applicant for publication and surveys, and of all fees and money paid the provincial treasurer or the collector of internal revenue, as the case may be, which statement shall be transmitted, with the other papers in the case, to the secretary of the interior for the Philippine Islands.

SEC. 47. That all affidavits required to be made under this act may be verified before any officer authorized to administer oaths within the province or military department where the claims may be situated, and all testimony and proofs may be taken before any such officer, and, when duly certified by the officer taking the same, shall have the same force and effect as if taken before the proper provincial secretary or such other officer as by the Government of the Philippine Islands may be described as mining recorder. In cases of contest as to the mineral or agricultural character of land the testimony and proofs may be taken as herein provided on personal notice of at least ten days to the opposing party; or if such party can not be found, then by publication at least once a week for thirty days in a newspaper to be designated by the provincial secretary or such other officer as by said Government may be described as mining recorder published nearest to the location of such land and in two newspapers published in Manila, one in the English language and one in the Spanish language, to be designated by the chief of the Philippine insular bureau of public lands; and the provincial secretary or such other officer as by said Government may be described as mining recorder shall require proofs that such notice has been given.

SEC. 48. That where nonmineral land not contiguous to the vein or lode is used or occupied by the proprietor of such vein or lode for mining or milling purposes, such nonadjacent surface ground may be embraced and included in an application for a patent for such vein or lode, and the same may be patented therewith, subject to the same preliminary requirements as to survey and notice as are applicable to veins or lodes; but no location of such nonadjacent land shall exceed two hectares, and payment for the same must be made at the same rate at fixed by this act for the superficies of the lode. The owner of a quartz mill or reduction works not owning a mine in connection therewith may also receive a patent for his mill site as provided in this section.

SEC. 49. That as a condition of sale the government of the Philippine Islands may provide rules for working, policing, and sanitation of mines, and rules concerning easements, drainage, water rights, right of way, right of government survey and inspection, and other necessary means to their complete development not inconsistent with the provisions of this act, and those conditions shall be fully expressed in the patent. The Philippine Commission, or its successors, are hereby further empowered to fix the bonds of deputy mineral surveyors.

SEC. 50. That whenever by priority of possession rights to the use of water for mining, agriculture, manufacturing, or other purposes have vested and accrued and the same are recognized and acknowledged by the local customs, laws, and the decisions of courts, the possessors and owners of such vested rights shall be maintained and protected in the same, and the right of way for the construction of ditches and canals for the purposes herein specified is acknowledged and confirmed, but whenever any person, in the construction of any ditch or canal, injures or damages the possession of any settler on the public domain, the party committing such injury or damage shall be liable to the party injured for such injury or damage.

SEC. 51. That all patents granted shall be subject to any vested and accrued water rights, or rights to ditches and reservoirs used in connection with such water rights as may have been acquired under or recognized by the preceding section.

SEC. 52. That the Government of the Philippine Islands is authorized to establish establish land districts and provide for the appointment of the necessary officers wherever they may deem the same necessary for the public convenience, and to further provide that in districts where land offices are established proceedings required by this act to be had before provincial officers shall be had before the proper officers of such land offices.

SEC. 53. That every person above the age of twenty-one years, who is a citizen of the United States, or of the Philippine Islands, or who has acquired the rights of a native of said islands under and by virtue of the treaty of Paris, or any association of persons severally qualified as above, shall, upon application to the proper provincial treasurer, have the right to enter any quality of vacant coal lands of said islands not otherwise appropriated or reserved by competent authority, not exceeding sixty-four hectares to such individual person, or one hundred and twenty-eight hectares to such association upon payment to the provincial treasurer or the collector of internal revenue, as the case may be, of not less than twenty-five dollars per hectare for such lands, where the

same shall be situated more than fifteen miles from any completed railroad or available harbor or navigable stream, and not less than fifty dollars per hectare for such lands as shall be within fifteen miles of such road, harbor, or stream: *Provided*, That such entries shall be taken in squares of sixteen or sixty-four hectares, in conformity with the rules and regulations governing the public-land surveys of the said islands in plotting legal subdivisions.

SEC. 54. That any person or association of persons, severally qualified as above provided, who have opened and improved, or shall hereafter open and improve, any coal mine or mines upon the public lands, and shall be in actual possession of the same, shall be entitled to a preference right of entry under the preceding section, of the mines so opened and improved.

SEC. 55. That all claims under the preceding section must be presented to the proper provincial secretary within sixty days after the date of actual possession and the commencement of improvements on the land by the filing of a declaratory statement therefor; and where the improvements shall have been made prior to the expiration of three months from the date of the passage of this act, sixty days from the expiration of such three months shall be allowed for the filing of a declaratory statement; and no sale under the provisions of this act shall be allowed until the expiration of six months from the date of the passage of this act.

SEC. 56. That the three preceding sections shall be held to authorize only one entry by the same person or association of persons; and no association of persons, any member of which shall have taken the benefit of such sections, either as an individual or as a member of any other association, shall enter or hold any other lands under the provisions thereof; and no member of any association which shall have taken the benefit of such section shall enter or hold any other lands under their provisions; and all persons claiming under section fifty-eight shall be required to prove their respective rights and pay for the lands filed upon within one year from the time prescribed for filing their respective claims; and upon failure to file the proper notice or to pay for the land within the required period, the same shall be subject to entry by any other qualified applicant.

SEC. 57. That in case of conflicting claims upon coal lands where the improvements shall be commenced after the date of the passage of this act, priority of possession and improvement, followed by proper filing and continued good faith, shall determine the preference right to purchase. And also where improvements have already been made prior to the passage of this act, division of the land claimed may be made by legal subdivisions, which shall conform as nearly as practicable with the subdivisions of land provided for in this act, to include as near as may be the valuable improvements of the respective parties. The Government of the Philippine Islands is authorized to issue all needful rules and regulations for carrying into effect the provisions of this and preceding sections relating to mineral lands.

SEC. 58. That whenever it shall be made to appear to the secretary of any province or the commander of any military department in the Philippine Islands that any lands within the province are saline in character, it shall be the duty of said provincial secretary or commander, under the regulations of the Government of the Philippine Islands, to take testimony in reference to such lands, to ascertain their true character, and to report the same to the secretary of the interior for the Philippine Islands; and if, upon such testimony, the secretary of the interior shall find that such lands are saline and incapable of being purchased under any of the laws relative to the public domain, then and in such case said lands shall be offered for sale at the office of the provincial secretary or such other officer as by the said Government may be described as mining recorder of the province or department in which the same shall be situated, as the case may be, under such regulations as may be prescribed by said Government and sold to the highest bidder, for cash, at a price of not less than three dollars per hectare; and in case such lands fail to sell when so offered, then the same shall be subject to private sale at such office, for cash, at a price not less than three dollars per hectare; in the same manner as other lands in the said islands are sold. All executive proclamations relating to the sales of public saline lands shall be published in only two newspapers, one printed in the English language and one in the Spanish language, at Manila, which shall be designated by said secretary of the interior.

SEC. 59. That no act granting lands to provinces, districts, or municipalities to aid in the construction of roads, or for other public purposes, shall be so construed as to embrace mineral lands, which, in all cases, are reserved exclusively, unless otherwise specially provided in the act or acts making the grant.

SEC. 60. That nothing in this act shall be construed to affect the rights of any person, partnership, or corporation having a valid, perfected mining concession granted prior to April eleventh, eighteen hundred and ninety-nine, but all such concessions shall be conducted under the provisions of the law in force at the time they were granted, subject at all times to cancellation by reason of illegality in the procedure by which

they were obtained, or for failure to comply with the conditions prescribed as requisite to their retention in the laws under which they were granted: *Provided*, That the owner or owners of every such concession shall cause the corners made by its boundaries to be distinctly marked with permanent monuments within six months after this act has been promulgated in the Philippine Islands, and that any concessions the boundaries of which are not so marked within this period shall be free and open to explorations and purchase under the provisions of this act.

SEC. 61. That mining rights on public lands in the Philippine Islands shall, after the passage of this act, be acquired only in accordance with its provisions.

SEC. 62. That all proceedings for the cancellation of perfected Spanish concessions shall be conducted in the courts of the Philippine Islands having jurisdiction of the subject-matter and of the parties, unless the United States Philippine Commission, or its successors, shall create special tribunals for the determination of such controversies.

**AUTHORITY FOR THE PHILIPPINE ISLANDS GOVERNMENT TO PURCHASE LANDS OF RELIGIOUS ORDERS AND OTHERS AND ISSUE BONDS FOR PURCHASE PRICE.**

SEC. 63. That the government of the Philippine Islands is hereby authorized, subject to the limitations and conditions prescribed in this act, to acquire, receive, hold, maintain, and convey title to real and personal property, and may acquire real estate for public uses by the exercise of the right of eminent domain.

SEC. 64. That the powers hereinbefore conferred in section sixty-three may also be exercised in respect of any lands, easements, appurtenances, and hereditaments which, on the thirteenth of August, eighteen hundred and ninety-eight, were owned or held by associations, corporations, communities, religious orders, or private individuals in such large tracts or parcels and in such manner as in the opinion of the commission injuriously to affect the peace and welfare of the people of the Philippine Islands. And for the purpose of providing funds to acquire the lands mentioned in this section said government of the Philippine Islands is hereby empowered to incur indebtedness, to borrow money, and to issue, and to sell at not less than par value, in gold coin of the United States of the present standard value or the equivalent in value in money of said islands, upon such terms and conditions as it may deem best, registered or coupon bonds of said government for such amount as may be necessary, said bonds to be in denominations of fifty dollars or any multiple thereof, bearing interest at a rate not exceeding four and a half per centum per annum, payable quarterly, and to be payable at the pleasure of said government after dates named in said bonds, not less than five nor more than thirty years from the date of their issue, together with interest thereon, in gold coin of the United States of the present standard value or the equivalent in value in money of said islands; and said bonds shall be exempt from the payment of all taxes or duties of said government, or any local authority therein, or of the Government of the United States, as well as from taxation in any form by or under State, municipal, or local authority in the United States or the Philippine Islands. The moneys which may be realized or received from the issue and sale of said bonds shall be applied by the government of the Philippine Islands to the acquisition of the property authorized by this section, and to no other purposes.

SEC. 65. That all lands acquired by virtue of the preceding section shall constitute a part and portion of the public property of the Government of the Philippine Islands, and may be held, sold, and conveyed, or leased temporarily for a period not exceeding three years after their acquisition by said Government on such terms and conditions as it may prescribe, subject to the limitations and conditions provided for in this act: *Provided*, That all deferred payments and the interest thereon shall be payable in the money prescribed for the payment of principal and interest of the bonds authorized to be issued in payment of said lands by the preceding section and said deferred payments shall bear interest at the rate borne by the bonds. All money realized or received from sales or other disposition of said lands or by reason thereof shall constitute a trust fund for the payment of principal and interest of said bonds, and also constitute a sinking fund for the payment of said bonds at their maturity. Actual settlers and occupants at the time said lands are acquired by the Government shall have the preference over all others to lease, purchase, or acquire their holdings within such reasonable time as may be determined by said Government.

**MUNICIPAL BONDS FOR PUBLIC IMPROVEMENTS.**

SEC. 66. That for the purpose of providing funds to construct sewers, to furnish adequate sewer and drainage facilities, to secure a sufficient supply of water, and to provide all kinds of municipal betterments and improvements in municipalities, the Government of the Philippine Islands, under such limitations, terms, and conditions

as it may prescribe, with the consent and approval of the President and the Congress of the United States, may permit any municipality of said islands to incur indebtedness, borrow money, and to issue and sell (at not less than par value in gold coin of the United States) registered or coupon bonds in such amount and payable at such time as may be determined by the Government of said islands, with interest thereon not to exceed five per centum per annum: *Provided*, That the entire indebtedness of any municipality under this section shall not exceed five per centum of the assessed valuation of the property in said municipality, and any obligation in excess of such limit shall be null and void.

SEC. 67. That all municipal bonds shall be in denominations of fifty dollars, or any multiple thereof, bearing interest at a rate not exceeding five per centum per annum, payable quarterly, such bonds to be payable at the pleasure of the government of the Philippine Islands, after dates named in said bonds not less than five nor more than thirty years from the date of their issue, together with the interest thereon, in gold coin of the United States of the present standard value, or its equivalent in value in money of the said islands; and said bonds shall be exempt from the payment of all taxes or duties of the government of the Philippine Islands, or any local authority therein, or the Government of the United States.

SEC. 68. That all moneys which may be realized or received from the issue and sale of said bonds shall be utilized under authorization of the government of the Philippine Islands in providing the municipal improvements and betterment which induced the issue and sale of said bonds, and for no other purpose.

SEC. 69. That the Government of the Philippine Islands shall, by the levy and collection of taxes on the municipality, its inhabitants and their property, or by other means, make adequate provision to meet the obligation of the bonds of such municipality, and shall create a sinking fund sufficient to retire them and pay interest thereon in accordance with the terms of issue: *Provided*, That if said bonds or any portion thereof shall be paid out of the funds of the Government of said islands, such municipality shall reimburse said Government for the sum thus paid, and said Government is hereby empowered to collect said sum by the levy and collection of taxes on such municipality.

SEC. 70. That for the purpose of providing funds to construct sewers in the city of Manila and to furnish it with an adequate sewer and drainage system and supply of water the Government of the Philippine Islands, with the approval of the President of the United States first had, is hereby authorized to permit the city of Manila to incur indebtedness, to borrow money, and to issue and sell (at not less than par value in gold coin of the United States), upon such terms and conditions as it may deem best, registered or coupon bonds of the city of Manila to an amount not exceeding four million dollars lawful money of the United States, payable at such time or times as may be determined by said Government, with interest thereon not to exceed five per centum per annum.

SEC. 71. That said coupon or registered bonds shall be in denominations of fifty dollars or any multiple thereof, bearing interest at a rate not exceeding five per centum per annum, payable quarterly, such bonds to be payable at the pleasure of the Government of the Philippine Islands, after dates named in said bonds not less than five nor more than thirty years from the date of their issue, together with the interest thereon in gold coin of the United States of the present standard value, or the equivalent in value in money of the said islands; and said bonds shall be exempt from the payment of all taxes or duties of the Government of the said islands, or of any local authority therein, or of the Government of the United States.

SEC. 72. That all moneys which may be realized or received from the issue and sale of said bonds shall be utilized under authorization of said Government of the Philippine Islands in providing a suitable sewer and drainage system and adequate supply of water for the city of Manila and for no other purpose.

SEC. 73. That the Government of the Philippine Islands shall, by the levy and collection of taxes on the city of Manila, its inhabitants and their property, or by other means, make adequate provision to meet the obligation of said bonds and shall create a sinking fund sufficient to retire them and pay the interest thereon in accordance with the terms of issue: *Provided*, That if said bonds or any portion thereof shall be paid out of the funds of the Government of said islands, said city shall reimburse said Government for the sum thus paid, and said Government is hereby empowered to collect said sum by the levy and collection of taxes on said city.

#### FRANCHISES.

SEC. 74. That the Government of the Philippine Islands may grant franchises, privileges, and concessions, including the authority to exercise the right of eminent domain, for the construction and operation of works of public utility and service, and

may authorize said works to be constructed and maintained over and across the public property of the United States, including streets, highways, squares, and reservations, and over similar property of the Government of said islands, and may adopt rules and regulations under which the provincial and municipal Governments of the islands may grant the right to use and occupy such public property belonging to said provinces or municipalities: *Provided*, That no private property shall be taken for any purpose under this section without just compensation paid or tendered therefor, and that such authority to take and occupy land shall not authorize the taking, use, or occupation of any land except such as is required for the actual necessary purposes for which the franchise is granted, and that no franchise, privilege, or concession shall be granted to any corporation except under the conditions that it shall be subject to amendment, alteration, or repeal by the Congress of the United States, and that lands or rights of use and occupation of lands thus granted shall revert to the governments by which they were respectively granted upon the termination of the franchises and concessions under which they were granted or upon their revocation or repeal. That all franchises, privileges, or concessions granted under this act shall forbid the issue of stock or bonds except in exchange for actual cash or for property at a fair valuation equal to the par value of the stock or bonds so issued; shall forbid the declaring of stock or bond dividends, and, in the case of public-service corporations, shall provide for the effective regulation of the charges thereof, for the official inspection and regulation of the books and accounts of such corporations, and for the payment of a reasonable percentage of gross earnings into the treasury of the Philippine Islands or of the province or municipality within which such franchises are granted and exercised: *Provided further*, That it shall be unlawful for any corporation organized under this act, or for any person, company, or corporation receiving any grant, franchise, or concession from the Government of said islands, to use, employ, or contract for the labor of persons claimed or alleged to be held in involuntary servitude; and any person, company, or corporation so violating the provisions of this act shall forfeit all charters, grants, franchises, and concessions for doing business in said islands, and in addition shall be deemed guilty of an offense, and shall be punished by a fine of not less than ten thousand dollars.

SEC. 75. That no corporation shall be authorized to conduct the business of buying and selling real estate or be permitted to hold or own real estate except such as may be reasonably necessary to enable it to carry out the purposes for which it is created, and every corporation authorized to engage in agriculture shall by its charter be restricted to the ownership and control of not to exceed one thousand and twenty-four hectares of land; and it shall be unlawful for any member of a corporation engaged in agriculture or mining or for any corporation organized for any purpose except irrigation to be in anywise interested in any other corporation engaged in agriculture or in mining. Corporations, however, may loan funds upon real-estate security and purchase real estate when necessary for the collection of loans, but they shall dispose of real estate so obtained within five years after receiving the title. Corporations not organized in the Philippine Islands and doing business therein shall be bound by the provisions of this section so far as they are applicable.

#### COINAGE.

SEC. 76. That the Government of the Philippine Islands is hereby authorized to establish a mint at the city of Manila, in said islands, for coinage purposes, and the coins hereinafter authorized may be coined at said mint. And the said Government is hereby authorized to enact laws necessary for such establishment: *Provided*, That the laws of the United States relating to mints and coinage, so far as applicable, are hereby extended to the coinage of said islands.

SEC. 77. That the Government of the Philippine Islands is authorized to coin, for use in said islands, a coin of the denomination of fifty centavos and of the weight of one hundred and ninety-two and nine-tenths grains, a coin of the denomination of twenty centavos and of the weight of seventy-seven and sixteen one-hundredths grains, and a coin of the denomination of ten centavos and of the weight of thirty-eight and fifty-eight one-hundredths grains, and the standard of said silver coins shall be such that of one thousand parts by weight nine hundred shall be of pure metal and one hundred of alloy, and the alloy shall be of copper.

SEC. 78. That the subsidiary silver coins authorized by the preceding section shall be coined under the authority of the Government of the Philippine Islands in such amounts as it may determine, with the approval of the Secretary of war of the United States, from silver bullion purchased by said Government, with the approval of the Secretary of War of the United States: *Provided*, That said Government may in addition and in its discretion recoin the Spanish Filipino dollars and subsidiary silver coins issued under the authority of the Spanish Government for use in said islands

into the subsidiary coins provided for in the preceding section at such rate and under such regulations as it may prescribe, and the subsidiary silver coins authorized by this section shall be legal tender in said islands to the amount of ten dollars.

SEC. 79. That the Government of the Philippine Islands is also authorized to issue minor coins of the denominations of one-half centavo, one centavo, and five centavos, and such minor coins shall be legal tender in said islands for amounts not exceeding one dollar. The alloy of the five-centavo piece shall be of copper and nickel, to be composed of three-fourths copper and one-fourth nickel. The alloy of the one-centavo and one-half-centavo pieces shall be ninety-five per centum of copper and five per centum of tin and zinc, in such proportions as shall be determined by said government. The weight of the five-centavo piece shall be seventy-seven and sixteen-hundredths grains troy, and of the one-centavo piece eighty grains troy, and of the one-half-centavo piece forty grains troy.

SEC. 80. That for the purchase of metal for the subsidiary and minor coinage, authorized by the preceding sections, an appropriation may be made by the Government of the Philippine Islands from its current funds, which shall be reimbursed from the coinage under said sections; and the gain or seigniorage arising therefrom shall be paid into the treasury of said islands.

SEC. 81. That the subsidiary and minor coinage hereinbefore authorized may be coined at the mint of the Government of the Philippine Islands at Manila, or arrangements may be made by the said Government with the Secretary of the Treasury of the United States for their coinage at any of the mints of the United States, at a charge covering the reasonable cost of the work.

SEC. 82. That the subsidiary and minor coinage hereinbefore authorized shall bear devices and inscriptions to be prescribed by the Government of the Philippine Islands and such devices and inscriptions shall express the sovereignty of the United States, that it is a coin of the Philippine Islands, the denomination of the coin, and the year of the coinage.

SEC. 83. That the Government of the Philippine Islands shall have the power to make all necessary appropriations and all proper regulations for the redemption and reissue of worn or defective coins and for carrying out all other provisions of this act relating to coinage.

SEC. 84. That the laws relating to entry, clearance, and manifests of steamships and other vessels arriving from or going to foreign ports shall apply to voyages each way between the Philippine Islands and the United States and the possessions thereof, and all laws relating to the collection and protection of customs duties not inconsistent with the act of Congress of March eighth, nineteen hundred and two, "temporarily to provide revenue for the Philippine Islands," shall apply in the case of vessels and goods arriving from said islands in the United States and its aforesaid possessions.

The laws relating to seamen on foreign voyages shall apply to seamen on vessels going from the United States and its possessions aforesaid to said islands, the customs officers there being for this purpose substituted for consular officers in foreign ports.

The provisions of chapters six and seven, title forty-eight, Revised Statutes, so far as now in force, and any amendments thereof, shall apply to vessels making voyages either way between ports of the United States or its aforesaid possessions and ports in said islands; and the provisions of law relating to the public health and quarantine shall apply in the case of all vessels entering a port of the United States or its aforesaid possessions from said islands, where the customs officers at the port of departure shall perform the duties required by such law of consular officers in foreign ports.

Section three thousand and five, Revised Statutes, as amended, and other existing laws concerning the transit of merchandise through the United States, shall apply to merchandise arriving at any port of the United States destined for any of its insular and continental possessions, or destined from any of them to foreign countries.

Nothing in this act shall be held to repeal or alter any part of the act of March eighth, nineteen hundred and two, aforesaid, or to apply to Guam, Tutuila, or Manua, except that section eight of an act entitled "An act to revise and amend the tariff laws of the Philippine Archipelago," enacted by the Philippine Commission on the seventeenth of September, nineteen hundred and one, and approved by an act entitled "An act temporarily to provide revenues for the Philippine Islands, and for other purposes," approved March eighth, nineteen hundred and two, is hereby amended so as to authorize the civil governor thereof in his discretion to establish the equivalent rates of the money in circulation in said islands with the money of the United States as often as once in ten days.

SEC. 85. That the treasury of the Philippine Islands and such banking associations in said islands with a paid-up capital of not less than two million dollars and chartered by the United States or any State thereof, as may be designated by the Secretary of War and the Secretary of the Treasury of the United States, shall be depositories of



public money of the United States, subject to the provisions of existing law governing such depositories in the United States: *Provided*, That the treasury of the Government of said islands shall not be required to deposit bonds in the Treasury of the United States, or to give other specific securities for the safe-keeping of public money except as prescribed, in his discretion, by the Secretary of War.

SEC. 86. That all laws passed by the Government of the Philippine Islands shall be reported to Congress, which hereby reserves the power and authority to annul the same, and the Philippine Commission is hereby directed to make annual report of all its receipts and expenditures to the Secretary of War.

#### BUREAU OF INSULAR AFFAIRS.

SEC. 87. That the Division of Insular Affairs of the War Department, organized by the Secretary of War, is hereby continued until otherwise provided, and shall hereafter be known as the Bureau of Insular Affairs of the War Department. The business assigned to said bureau shall embrace all matters pertaining to civil government in the island possessions of the United States subject to the jurisdiction of the War Department; and the Secretary of War is hereby authorized to detail an officer of the Army, whom he may consider especially well qualified, to act under the authority of the Secretary of War as the chief of said bureau; and said officer while acting under said detail shall have the rank, pay, and allowances of a colonel.

SEC. 88. That all acts and parts of acts inconsistent with this act are hereby repealed.

Approved, July 1, 1902.

MR. DOUGLAS. You have not compared it, have you, Mr. Jones, as a matter of accuracy with the official publication?

MR. JONES. I have not compared it with the official publication. It reads:

That all lands acquired by virtue of the preceding section shall constitute a part and portion of the public property of the Government of the Philippine Islands and may be held, sold, and conveyed or leased temporarily for a period not exceeding three years after the acquisition by said Government on such terms and conditions as it may prescribe, subject to the limitations and conditions provided for in this act.

MR. HAMILTON. This is "prescribed in this act."

MR. JONES. You are reading from Mr. Worcester's so-called report. I am reading from the act itself. It says, "and conditions provided for in this act."

You will observe, Mr. Worcester, that that does not state "subject to the limitations and conditions provided for in this section," but "in this act." Now I would be glad to have you state why you assume to substitute the word "section" for the word "act" as employed in that section. Would it not have been just as easy for the Congress to have used the word "section," and would it not have been much more proper for it to have used the word "section" if it had intended it to apply to that sixty-fifth section alone?

MR. WORCESTER. I shall be very glad to make a statement on that subject, Mr. Jones. May I preface it by saying that unfortunately I am not a lawyer, and when I state my opinion with positiveness as to what the law is, it must be understood that I am not attempting to set myself up as a court of last appeal. Lacking legal knowledge, I can only apply the criterion of common sense as the basis of judgment in this discussion.

THE CHAIRMAN. You do not mean to imply that a lawyer would not do that?

MR. WORCESTER. No, sir.

MR. JONES. I would like you to answer my specific question before you go into a discussion of it. The question is, if you do not think the Congress of the United States should have used the word "section" where it did use the word "act" if it intended to confine the limitations

to those in the sixty-fifth section, or to the lack of limitations in the sixty-fifth section.

Mr. WORCESTER. If it is intended to refer to the limitations contained in the sixty-fifth section and to those only, Mr. Jones, I think that the act would have been in better form.

One thing will immediately appear, gentlemen, in comparing these two sections, which does not seem to me to involve any complicated question at all, and therefore comes within the comprehension of an untrained man like myself, and I would like to be allowed to state the two considerations which led me to believe that the conditions enumerated in section 15 were not those referred to in section 65.

Mr. CRUMPACKER. I think that should be allowed as bearing on your good faith in these transactions. State the reasons for acting as you did in your interpretation of the law.

Mr. WORCESTER. I take it for granted that the object of this law was to get the friar land occupied by Filipinos into their possession, and I should consider the object of the law—

Mr. CRUMPACKER. I move that when we take a recess it be from 1 to 2 o'clock this afternoon.

The CHAIRMAN. It is now a little after 12 o'clock. A motion has been made to take a recess at 1 o'clock until 2 o'clock. All in favor of the motion will say "aye"; those opposed, "no." The "ayes" have it, and it is agreed to.

If there is no objection, Mr. Worcester can proceed with his statement.

Mr. WORCESTER. I take it for granted that these provisions of law would be construed in accordance with the manifest purpose of the legislative body, which was to get the lands into the hands of the occupants. I base that view as to the purpose of the section on its last sentence, which reads as follows:

Actual settlers and occupants at the time such lands are acquired by the government shall have the preference over all others to lease, purchase, or acquire their holdings.

Please note those words: "Their holdings within such reasonable time as shall be determined by said government."

Knowing, as I do, the care which is expended upon congressional legislation, I should certainly expect that if it was the purpose of Congress to limit the acquiring of holdings to those holding not in excess of 16 hectares, it would by the insertion of a few words at that point have made that thing perfectly plain, and would have drafted that passage so as to read, "purchase or acquire their holdings not in excess of 16 hectares within such reasonable time," etc.

But instead of that the words used are "their holdings." And, as a matter of fact, there were more than 500 people in the Philippine Islands who were large owners and occupied friar lands in excess of 16 hectares.

I call your attention further to the fact that the law reads "within such reasonable time as may be determined by the Philippine Government," leaving us to fix that time.

Now, if you will refer to section 15 you will find, first, that the amount of public land which may be conveyed to an individual is limited to 16 hectares, and that provision of section 15 is therefore in flat contradiction with the corresponding provision of section 65.

And I call your attention to the fact that there is a second contradiction, namely, that as to this matter of the time within which these holdings may be conveyed. Section 15 provides—

Mr. JONES. I want to ask you a question right there. You think that if Congress had intended to put the construction upon this section which some gentlemen place upon it they would have been careful to have added the words "not in excess of 16 hectares." Now, don't you think that if they had intended the contrary they would have inserted the words "or acquire their holdings in the friar lands or under this section"; some language such as that?

Mr. WORCESTER. It seems to me that the words "their holdings" are ample to cover the whole thing. They are as general as they possibly could be.

Mr. JONES. Don't you think it would be much fairer, if your contention is correct, for Congress to have added the words "acquire their holdings in these friar lands?" That would have made it plain, would it not?

Mr. WORCESTER. As they were legislating for the friar lands specifically in this section, it seems to me it would be unnecessary to include those words.

Mr. JONES. I think it was unnecessary to include the other. That is why I called your attention to it.

Mr. WORCESTER. I agree with you, because this expression which they did use is sweeping.

Now, I wish to call your attention to the second contradiction. You will find that section 65 provides for the acquirement of these holdings "within such reasonable time as may be determined by said government," leaving us free to act, whereas the conditions of the public-land act relating to the time within which title to public lands might be obtained, and in fact all the conditions specified in the public-land act, were subject to the approval of the President and the subsequent action of Congress. But going back to section 15, we find that there is a provision there limiting the action of the Philippine Commission in enacting the public-land act relative to the public domain, covering this very question of time. The proviso of section 15 reads:

*Provided, That the grant or sale of such lands, whether the purchase price be paid at once or partial payment, shall be on condition of actual and continued occupancy, improvement, and cultivation of the premises sold for a period of not less than five years, during which time the purchaser or grantee can not alienate or encumber said land or the title thereto.*

Now, compare that, if you please, with the words "within such reasonable time as may be determined by the Philippine government," and it seems to me you will find a flat contradiction. This section 15 specifies a period of not less than five years before title can pass, and further specifies that the purchaser or grantee can not alienate or or encumber said land or the title thereto within that period; and even then securing title is contingent on the actual and continued occupancy and improvement and cultivation of the premises during the five-year period. Now, remembering that some of these friar-land claimants have ten or a dozen different holdings, how are they going to occupy them all in the first place? They clearly could not do it. If it had been provided that we could not sell them their holdings for five years, would this not have resulted necessarily in the very delay which Mr. Martin has charged us with bringing it about? In

other words, are not the limitations and conditions relative to the tract that may be transferred and the time within which the transfer may be made, which are clearly set forth in section 65, indicative of the fact that in referring to "the limitations and conditions provided for in this act" Congress did not refer to the limitations and conditions of section 15?

The CHAIRMAN. Right there, Mr. Worcester, when it says in this section 65, "subject to the limitations and conditions provided for in this act," what is your understanding of the limitations and conditions referred to?

Mr. WORCESTER. I understand them to be in part those in section 55.

Mr. CRUMPACKER. There are a lot of conditions in section 65 in relation to the period of lease of three years and the preference to the occupants, and that is different from the preference to the occupants in section 15 and different in money and rate of payment and rate of interest, and where the money shall go. Under the provisions respecting the sale of public lands the proceeds go into the Public Treasury. There are a lot of conditions and limitations which bear on the executive officers of the Government as well as upon the purchaser and the manner of sale. There are six or eight. You see, if we get into this proposition here in the committee we may spend three or four days, or all of the Christmas holidays, thrashing out this question of law, and therefore I think the Secretary of the Interior ought to be permitted to explain briefly his reasons for believing that the limitations of section 15 did not apply to the unoccupied lands of the friars' estates, simply as a matter of good faith, not as determining what the law is.

Mr. JONES. I think you are entirely right about that, Judge Crumpacker, but my reason for raising this question was that Mr. Worcester had not expressed it merely as a matter of belief at all, but very positively as a matter of law, knowing that that was one of the involved questions I wanted to ask him about.

Mr. DOUGLAS. He could not express his opinion as being anything more.

Mr. JONES. I want to ask him two or three questions as to what he has said. Your contention is, then, Mr. Worcester, that if Congress had intended that the construction should be placed upon this section which Mr. Martin and others, who think as he thinks, have placed upon it, they would certainly have added some such language as that suggested by you after the word "holdings"—"in excess of 16 hectares"?

Mr. WORCESTER. I beg your pardon, sir; no, sir; I do not contend that. I simply said they would have improved the law and done away with this whole discussion if that had been done. In view of the care with which legislation is usually drafted, it would have been reasonable to expect that.

Mr. JONES. And that that would have made it plain that Mr. Martin's contention was correct?

Mr. WORCESTER. I think so.

Mr. JONES. Now, on the other hand, suppose that, instead of adding the language which you suggested—would it not have been well for Congress to have added the language which I now will suggest, in

order to have made your contention clear, "or acquire their holdings, notwithstanding that those holdings may be in excess of 16 hectares?"

Mr. HAMILTON. Where would you propose to incorporate that, Mr. Jones?

Mr. JONES. After the word "holdings" in the next to the last line in section 65.

Mr. HAMILTON. Will you please restate that?

Mr. JONES. Yes. I understood from what Mr. Worcester said that in view of the care with which acts of Congress are drafted, if it had been the purpose of Congress to limit the holdings of an individual in friar lands to 16 hectares, it would have been much better if Congress had added after the word "holdings" the words "not in excess of 16 hectares." Now, of course that would have made it plain. I ask, however, if his contention be true, would not Congress have made what he contends for plain had it added, not what he suggests, but what I suggest after the word "holdings," the words "notwithstanding that those holdings may be in excess of 16 hectares?" If that language had been in there, there could have been no question. If the language that Mr. Worcester puts in had been in, of course there could have been no question; no question but that Mr. Martin's construction of the law is correct if the language which I suggest had been put in, and there could be no more room for the contention that the construction of Mr. Worcester is correct. But the Congress did not put in the language that he suggests, nor did it put in the language which I suggest, and now we must construe the act as it appears in the statute.

And now I want to ask one more question.

Mr. DOUGLAS. Let him answer that first before you begin another.

Mr. HAMILTON. An analogous commentary can be made upon every statute the construction of which is brought into any question; that is to say, an *ex post facto* discussion of what might have been inserted in the act to prevent the discussion which has arisen.

Mr. JONES. Just as I say, and therefore it is just as fair for Mr. Martin or some one who holds as he does to suggest that if Congress had meant differently they ought to have put in the language which I suggest.

Mr. HAMILTON. That is an argument for the court.

Mr. JONES. Purely an argument, and also Mr. Worcester's suggestion that he would put in the language that he contends for.

Mr. DOUGLAS. This is not in the form of a question. Mr. Chairman, I appeal to the stenographer's notes as to whether this learned exposition of the law was put in the form of a question to Mr. Worcester upon the theory that the only possible materiality of the opinion of anybody in the matter was to be Mr. Worcester's opinion as evidence of or lack of good faith in the matter, and I think Mr. Worcester should have an opportunity to state it.

Mr. JONES. I have no objection to Mr. Worcester's making a statement in regard to that, but my statement was made with reference to Mr. Hamilton's remark.

Mr. WORCESTER. I want to say, gentlemen, that yesterday I got into some confusion as a result of the fact that several questions were asked me at once. I answered a question about friar lands when I should have answered one about public lands. Mr. Jones has asked me a very long and complicated question now, and I would

like to answer it before he asks another. I would like to answer that. My mental apparatus is taxed to remember the question already asked. Now, replying to your question, Mr. Jones, I am sadly afraid that neither this committee nor the Congress will attach the importance to my opinion as to how this law should have been framed that it is entitled to. What Congress did say is that actual settlers and occupants should be entitled to purchase or acquire their holdings, and that is what we have given to them, regardless of whether these holdings were less or more than 16 hectares in extent, and in doing that I believe we carried out the will of Congress. It did not seem possible that Congress intended the conditions of section 15 to be carried into section 65. When the question was raised I did not go further than to look at section 15 and note that there were direct contradictions between its provisions as to the time within which public-land sales could be completed and the sizes of tracts which might be sold and the corresponding provisions of section 65 relative to friar lands. I therefore concluded that the "limitations and conditions" referred to in section 65 could not possibly be those of section 15.

MR. JONES. Now, Mr. Worcester, I want to ask you just one more question: Assuming that Congress exercised the care in the preparation of that section which you attribute to Congress, why was the word "act," or rather the words "this act," employed instead of the words "this section"?

MR. WORCESTER. I presume, sir, because there were conditions elsewhere in the act than in that section.

MR. JONES. But, Mr. Worcester, the language is "subject to the limitations and conditions provided for in this act." These lands were to be leased and sold "subject to the conditions provided for in this act." Now, if this did not mean the conditions in the act, and certainly section 15 is a part of the act, why did it not say "this section" if it intended to make the limitations and conditions apply to this section alone?

MR. WORCESTER. Because, Mr. Jones, Congress was dealing with two—and, in fact, various—completely distinct subjects here. It dealt with friar lands in one way. It dealt with public lands in another way, and there were conditions applicable to friar lands in other sections.

It contained provisions concerning mineral lands, and it contained provisions concerning forest lands, and various other provisions of fundamental importance dealing with quite a range of subjects. Now, I take it for granted, in view of the fact that section 65 was dealing with the friar lands, that the conditions referred to in it were such conditions as were applicable to the friar lands and no others.

MR. JONES. Mr. Worcester, this act provides for the holding and selling and conveying and leasing of the friar lands; this section 65?

MR. WORCESTER. Yes, sir.

MR. JONES. And it says, in so many words, that after that the leasing and conveying and the selling must be subject to the limitations and conditions provided for in this act which I hold in my hand, and I do not think that you have answered my specific question.

MR. WORCESTER. I have tried to, sir, in good faith. Perhaps I can put it in another way, and make my contention clear. You have observed that the friar-lands act took effect on April 26, 1904.

and the public-lands act did not take effect until the 26th of July. The latter was by the Congress surrounded with all sorts of conditions and safeguards, but we were left free to pass the former in the form that we saw fit, and we did pass it and put it into effect before these special conditions that entered into the public-lands act became effective at all. Now, the Congress was dealing with many different subjects, and it is expressly provided that the friar lands shall be part of the public property of the Philippine Islands, whereas the crown lands remain the property of the Government of the United States, and I do not see how it could be held that the two were subjected to the same conditions unless there was an express statement to that effect.

The CHAIRMAN. Capt. Sleeper has put in a list of friar-land purchasers and the areas sold, but there are no dates. I understand from that and what you have said that there have been a good many sales to Filipinos in excess of 16 acres apiece. I want to ask you whether they occurred before or after the sale of the San Jose estate. The question is whether that was or was not the first sale in excess of 16 hectares.

Mr. WORCESTER. Oh, many sales of 16 hectares were made before that, I am sure.

Mr. DOUGLAS. Both before and after?

Mr. WORCESTER. Yes, sir.

Mr. CRUMPACKER. Now, will you state something about the Isabela estate? Where is that located?

Mr. WORCESTER. That is located in the Province of Isabela, the province of the same name, which is in the north of Luzon. The Province of Isabela is shown in pink on the map here [indicating], and the estate lies in about where I am pointing with my pencil, so that it is very near the center of the great land mass of northern Luzon.

Mr. CRUMPACKER. Is that in what is called the Cagayan Valley?

Mr. WORCESTER. Yes; it is in the Cagayan Valley.

Mr. CRUMPACKER. How far is it from the Cagayan River?

Mr. WORCESTER. It is on the Magat River, one of the important tributaries of the Cagayan River.

Mr. CRUMPACKER. How far is that from Manila?

Mr. WORCESTER. It is about 130 miles from the mouth of the river. It must be about 250 miles around by sea to Manila, Mr. Crumpacker, I think. The only possible way of getting to it for business purposes is to go by water from Manila to the Aparri at the mouth of the Rio Grande de Cagayan, and then to ascend the Rio Grande to the capital of Isabela, and then go overland to the estate. All that [indicating] is on the Magat River. The current is strong and the river is sometimes so shallow that you can not go up it. You can come down it sometimes in a small boat, but you can not often go up it.

Mr. CRUMPACKER. How far from the mouth of the Rio Grande River is it?

Mr. WORCESTER. I should say 130 miles.

Mr. CRUMPACKER. Is there any railroad communication to the province of Isabela?

Mr. WORCESTER. No, sir. We tried originally to bring about the extension of the railway through Neuva Viscaya, this province right

here [indicating], to the Cagayan Valley and down that valley to Appari, but we could not get anybody to undertake its construction.

Mr. CRUMPACKER. Are there any improved highways connecting this estate with other provinces in the outer world?

Mr. WORCESTER. No, sir. The estate can be reached with wheeled vehicles, I think, in the dry season, because the land in that vicinity is an enormous plain, and during the dry season carts may pass over it in almost any direction, but during the wet season, I think at present, it would be accessible only on horseback.

Mr. CRUMPACKER. What is the size of the Isabelita estate?

Mr. WORCESTER. I shall have to refer to my notes a moment to tell. It is 49,727.50 acres.

Mr. CRUMPACKER. What is the general character of that land?

Mr. WORCESTER. It is very level land. A part of it is in the form of an island in the river, and that portion is very rich. Things grow on it with extraordinary luxuriance. The rest of it is like all of those enormous plains of Isabelita. It is said that when the friars actually raised tobacco there it grew very luxuriantly, but it was rank. The leaves were thick and oily, and it was not of good quality. In general, it can be said that the land is rich land.

Mr. CRUMPACKER. Is it overflowed in times of heavy rains and torrents?

Mr. WORCESTER. No, sir; except that it becomes flooded by the rain, which does not flow off readily. It becomes boggy by reason of the rains, but that is due to the fact that there is so little slope over large areas of it that the water does not readily find its way off.

Mr. CRUMPACKER. Is there any timber on that estate?

Mr. WORCESTER. I think not, sir. There is timber on this island that I referred to. I have only visited the estate once, but then I rode across it from side to side. So far as I now remember, there is no considerable amount of timber on it.

Mr. CRUMPACKER. How many occupants were on that estate at the time the lease was made to Mr. Bruce?

Mr. WORCESTER. Very few, sir. I can not answer that question accurately, but they were so few that their holdings were nearly negligible. I will insert the accurate figures in the record later.

Mr. CRUMPACKER. How about the occupants having secured their possession by lease or certificates of purchase?

Mr. WORCESTER. All of them had so protected themselves prior to the time when the lease for the unoccupied lands was made.

Mr. CRUMPACKER. What is that soil adapted to? What kind of agriculture or what kind of farming?

Mr. WORCESTER. We had always believed that it was adapted to tobacco growing. Tobacco growing is the principal industry, almost the only industry, you might say, of the Cagayan Valley, but the experts who have examined the estate report adversely on most of it as a tobacco estate and say it is, on the other hand, adapted to growing sugar.

Mr. CRUMPACKER. What is the capital of the province of Isabelita?

Mr. WORCESTER. The town of Ilagan.

Mr. CRUMPACKER. How far from it is the estate?

Mr. WORCESTER. It is about 20 miles. It is misleading to attempt to judge distances on horseback; a tired horse takes longer and a wet trail seems to increase the distance traveled.



Mr. CRUMPACKER. How densely populated is that province of Isabela?

Mr. WORCESTER. I have no figures here, but I can readily give you the population to the square mile to-morrow.

Mr. CRUMPACKER. I would like to have that put in the record. I wish also you would put in the population of the capital of Isabela.

Mr. WORCESTER. Yes, sir; I will.

Mr. CRUMPACKER. Are there any other towns or cities of considerable size near the estate?

Mr. WORCESTER. There is Nagilian on the main river, and Gamu on the same river on which the estate lies; that is, the Magat. The town of Kawayan is as near as is the capital of the province. You pass through Gamu in going from the capital to the estate.

Mr. CRUMPACKER. How far is Gamu from the estate?

Mr. WORCESTER. I should say about 10 miles. I could not tell, Mr. Crumpacker, just where the boundary of that estate came. It was not marked in any way when I went over it.

Mr. CRUMPACKER. Who holds the lease for the unoccupied portions of the Isabela estate?

Mr. WORCESTER. That lease is held by Mr. Edward B. Bruce.

Mr. CRUMPACKER. Who is Mr. Edward B. Bruce?

Mr. WORCESTER. He is an attorney in the city of Manila.

Mr. CRUMPACKER. How long has he lived there?

Mr. WORCESTER. Several years; I could not say exactly; I should think three years.

Mr. CRUMPACKER. His right is simply a leasehold, is it?

Mr. WORCESTER. Yes, sir.

Mr. CRUMPACKER. Do you know what rental he pays?

Mr. WORCESTER. I understand he pays a nominal rental of 100 pesos for one year. The lease terminates in a year. It is a special lease and does not confer the right of purchase unless that right is exercised within the year.

Mr. CRUMPACKER. It does confer the right to purchase if it is made within the rental period?

Mr. WORCESTER. Yes, sir. It gives him the right to purchase the unoccupied lands on the estate within a year.

Mr. CRUMPACKER. Do you know whether he leased the land for his own purposes or as the representatives of some one else?

Mr. WORCESTER. He leased the land as the representative of other men in Manila.

Mr. CRUMPACKER. Do you know who his principals were?

Mr. WORCESTER. I have known and have stated in my report; Mr. Lowenstein—

Mr. DOUGLAS. What page is that?

Mr. WORCESTER. I am looking for it. It is a little difficult to find it here. [After a pause.] I have found it now.

Mr. CRUMPACKER. Give the names if you have them.

Mr. WORCESTER. It is on page 72 of my report. Mr. Bruce stated to me that he represented Mr. M. Lowenstein, Mr. W. H. Lawrence, and Mr. Walter E. Olsen.

Mr. CRUMPACKER. Where do these men live?

Mr. WORCESTER. In Manila.

Mr. CRUMPACKER. Are they in business in Manila?

Mr. WORCESTER. Yes, sir; Mr. Lowenstein is a member of the firm of Castle Bros., Wolf & Sons, large importers and dealers in American goods, agricultural machinery, and quite a large variety of goods. When I say "American goods" I do not mean to say that that is their only business, but America is their principal source of supply. Mr. Lawrence is an attorney in Manila. Mr. Olsen is engaged in the tobacco business in the city of Manila. I think he also does some contracting there.

Mr. CRUMPACKER. Do you know whether the purchasers who have exercised their rights of purchase under the lease intend to improve the estate?

Mr. WORCESTER. Their intention was to develop a tobacco plantation there if the land proved suitable. I understand it was their intention actually to cultivate the land as a tobacco plantation.

Mr. CRUMPACKER. Have you talked with either of the three purchasers—Lowenstein, or Lawrence, or Olsen—respecting their purchase of the property?

Mr. WORCESTER. I asked Mr. Lowenstein the specific question whether these men formed a corporation or an association of purchasers within the meaning of the law, or as to whether they were members of corporations authorized to engage in agriculture, and I was informed that they were not; that they did not form a corporation, and were not members of other agricultural corporations, but were acting purely as individuals.

(Thereupon, at 1 o'clock p. m., a recess was taken until 2 o'clock p. m.)



AFTER RECESS.

HOUSE OF REPRESENTATIVES,  
COMMITTEE ON INSULAR AFFAIRS,  
*Tuesday, December 20, 1910.*

The committee resumed its hearing at 2 o'clock p. m., Mr. Olmsted (chairman) presiding.

TESTIMONY OF MR. D. C. WORCESTER—Continued.

Mr. CRUMPACKER. Are you personally acquainted with Messrs. Lawrence and Olsen, as well as Mr. Lowenstein, for whom Mr. Bruce leased the Isabela estate?

Mr. WORCESTER. I have a casual acquaintance with those gentlemen; Mr. Lowenstein is a personal friend of mine.

Mr. CRUMPACKER. State whether they are reputable business men.

Mr. WORCESTER. Yes, sir; they are all reputable business men.

Mr. CRUMPACKER. Are they men of good financial standing?

Mr. WORCESTER. I think they are men of means.

Mr. CRUMPACKER. Was it ever intimated or suggested to you by anyone that the Isabela estate was to be purchased for the use or benefit of a corporation, either directly or indirectly?

Mr. WORCESTER. No, sir. My opinion is that this transaction was exactly what it shows for on its face.

Mr. CRUMPACKER. You made some reference in your testimony before dinner to a conversation you had with Mr. Lowenstein, in which you asked him if the persons for whom the estate was to be purchased were to incorporate or become an association?

Mr. WORCESTER. Yes, sir; I asked him if they had formed a corporation or association.

Mr. CRUMPACKER. You understand, doubtless, that the law—the organic act—prohibits one corporation from owning more than 1,024 hectares of land in the Philippines?

Mr. WORCESTER. I suppose that the words "association of persons" were in effect another way of saying the same thing.

Mr. CRUMPACKER. The sections of the organic act relating to the sale of public lands in the Philippines limit the quantity of public lands that can be sold to a corporation or an association of persons to 1,024 hectares.

Mr. WORCESTER. Yes, sir.

Mr. CRUMPACKER. Section 75 limits the quantity of land that a corporation may acquire without regard to the source of its title, and is limited to corporations, which does not include associations of persons.

Mr. WORCESTER. I had overlooked that fact.

Mr. CRUMPACKER. If section 15 applies to friar lands, that question of association of persons, of course, would not be involved in this controversy.

Mr. WORCESTER. I should say not.

Mr. CRUMPACKER. That is the law.

Mr. WORCESTER. Yes, sir.

Mr. CRUMPACKER. On what terms was the Isabela estate to be leased; that the lessee have the right to purchase on the same terms as any other friar estate?

Mr. WORCESTER. He must pay the original cost and also the administration charges in connection with the estate; also the interest on purchase price.

Mr. CRUMPACKER. Do you know what the purchase price of that estate was?

Mr. WORCESTER. Yes, sir. The purchase price of the Isabela estate was \$159,858.01.

Mr. CRUMPACKER. Between three and four dollars per acre. Has any work been done on that estate so far by the lessee?

Mr. WORCESTER. Not so far as I know, except such as has been carried on by the expert whom they sent there for the purpose of looking into the soil conditions.

Mr. CRUMPACKER. Has any income been derived since the Government owned that estate from any of the unoccupied portions of it?

Mr. WORCESTER. No, sir.

Mr. CRUMPACKER. Do you know whether the lessee of the estate has now any part of it rented for pasturage?

Mr. WORCESTER. I think not, hardly. There are enormous areas of public lands in Isabela Province on which cattle can run, and I am safe in saying that no one would pay rent for pasturage in that vicinity.

Mr. CRUMPACKER. What is the area of the Province of Isabela in square miles?

Mr. WORCESTER. I can not give you that now. It is a large province. I will furnish the figures to-morrow.

Mr. CRUMPACKER. What is the character of the soil generally?

Mr. WORCESTER. It is potentially a very rich province; the soil is exceptionally good. It is exceptionally available, because such very extensive areas of it are flat.

Mr. CRUMPACKER. Have you sold or leased any of the public lands in this province?

Mr. WORCESTER. I have no personal knowledge of any sales or leases. I will furnish the exact figures to-morrow.

Mr. CRUMPACKER. Do you know about how many acres of the public lands—unoccupied lands—have been sold or leased under the terms of the Public Land Act?

Mr. WORCESTER. A very limited amount. I can give you the figures in a moment. The total applications for sales had been 332 in number on the 1st of July of the present year, covering 24,992<sup>11</sup>/<sub>16</sub> acres. The lease applications were 185 and covered 123,759 acres, but the actual transactions will have been very much lessened, as these were applications only and in a great many cases they were never carried through.

Mr. CRUMPACKER. The Government has the power to lease to individuals 1,024 hectares of public lands?

Mr. WORCESTER. Yes, sir.

Mr. CRUMPACKER. And sales were limited to 16 acres?

Mr. WORCESTER. The sales to individuals are limited to 16 acres.

Mr. CRUMPACKER. Has any effort been made to build a railroad up through the Cagayan Valley that will bring that country in close proximity to the Isabela estate?

Mr. WORCESTER. The Government has tried very hard to interest capital in the construction of a railroad through the Cagayan Valley, but up to this time we have received no encouragement. There has not been even a preliminary survey made, so that the only outlet to the sea is afforded by the Cagayan River itself. During part of the year this river is so low as to be unserviceable as a means of transportation, and during another period of the year the floods are so great as to make navigation dangerous. If we had a railroad up there it might lead to a marked increase in the population of that valley, which is capable of supporting a large proportion of the present inhabitants of the Philippines.

Mr. CRUMPACKER. That valley is very fertile?

Mr. WORCESTER. Yes, sir.

Mr. CRUMPACKER. It is very sparsely populated?

Mr. WORCESTER. Yes, sir.

Mr. CRUMPACKER. Because of lack of communication with the outer world?

Mr. WORCESTER. Yes, sir.

Mr. CRUMPACKER. Little or no development in that valley at all?

Mr. WORCESTER. Comparatively little. The present owners of the tobacco estates encountered great difficulty in getting labor there.

Mr. CRUMPACKER. And in marketing their products?

Mr. WORCESTER. Yes, sir; on account of the uncertain means of transportation afforded by the river.

Mr. CRUMPACKER. I have no further questions to ask Mr. Worcester in relation to the Isabella estate.

Mr. JONES. I would like to ask you one question which occurs to me with reference to statements you have already made. You stated that the charges which have resulted in this investigation have had the effect in the Philippine Islands of starting up some feeling on the part of the Filipinos who had purchased land; that they were uneasy about their holdings.

Mr. WORCESTER. Yes, sir.

Mr. JONES. Is it true or not that prior to the introduction of the resolution of Mr. Martin and the speech which he made in the House of Representatives—is it not true that prior to this some of the Philippine papers had agitated this subject and discussed it in the newspapers?

Mr. WORCESTER. Some of the papers had discussed the question of the sale of friar lands in large tracts. So far as I know, no paper had ever so much as intimated that there was any project on foot for depriving lessees and purchasers of friar lands of their holdings.

Mr. JONES. The question of the exploitation of the lands by a foreign corporation had not been discussed in the papers there prior to the introduction of the resolution? Had the particular transaction relating to the sale of the San Jose holdings—had not that been discussed in the papers?

Mr. WORCESTER. I think it had been, but not generally. There was no general agitation in connection with it extending to the provinces. It was largely confined to Manila. There was one public meeting at Manila, held by some law students at which protest was made, but this was not prior to Mr. Martin's speech. I know of no meetings or of similar agitation by groups of people having been made prior to the time of Mr. Martin's speech.

Mr. JONES. Did not the newspapers criticize the transaction relative to the San Jose estate?

Mr. WORCESTER. There are newspapers at Manila that criticize the investment of any American capital in the Philippines.

Mr. JONES. May not that criticism have had something to do with the feeling you speak of rather than Mr. Martin's speech?

Mr. WORCESTER. I think not; because that did not reach the people of whom I speak. What these people are troubled about is the statement that all these friar lands are to be turned over to grasping monopolies and that they will be dispossessed of their holdings and such assurances as we can give them do not always serve to quiet them.

Mr. JONES. But is it not a fact that the newspapers there started the discussion and that Mr. Martin did not do it?

Mr. WORCESTER. I think it would prove on an investigation of the files of the papers that there was some complaint at the time that the facts as to the disposal of the San Jose estate became known.

Mr. JONES. Was there not some criticism of the sale of the Isabela estate in the newspapers?

Mr. WORCESTER. I do not remember having seen anything; it would be just as likely to occur in connection with one estate as in connection with other estate.

Mr. JONES. Was there any criticism in connection with the transaction of Mr. Carpenter?

Mr. WORCESTER. I never heard of any criticism in the Philippines, either public or private, regarding the Carpenter transaction, and I am in position to show by documentary evidence that the Filipinos were not, and are not, in any way opposed to that transaction.

Mr. MADISON. In connection with your statement that certain newspapers had criticized the sale of the San Jose estate, and that the same papers were in the habit of criticizing investments by Americans. Why are such criticisms made?

Mr. WORCESTER. It is political objection, pure and simple, as I understand it. Some of the people there seem to think that investments by Americans in the Philippine Islands will necessarily delay the day when they may get their independence. Now, as a matter of fact, Mr. Taft, on the occasion of his last visit to the Philippines, stated at a public banquet that the Filipinos must understand that there would be no probability of their gaining their independence until they could establish a government of such a character that the lives and property of the Americans who have seen fit to throw in their lot with the Philippines would be respected and safe. I do not believe that the mass of the people, or the better people, really object, but the truth is, we have only two political parties in the Philippines, the "ins" and the "outs." The old Nationalist Party, which went in on the issue of demanding immediate independence, afterwards felt the sobering effect of responsibility. Many of its leading members were elected to office, including membership in the lower house. They have voted in favor of laws which have since been passed. Of course, if they had refused to cooperate, no laws would have been passed. These men have been accused of having sold out the Government, and the other party, which was originally the conservative party, has now become the radical party. In order to go back to their constituents with any hope of success, the Nationalists must do something to show that they are still radicals, so that it is now the fashion

in the Philippines for both parties to attack the Government and its officers. After the election this fall our friends will be more in evidence than at present. Anyone who reads our local papers might conclude that the Government is friendless at the present date, but this is not really the case.

Mr. DOUGLAS. I understand that this opposition does not take the form of industrial opposition; that there is no pretense that the establishment of a large sugar-making plant in Mindoro, and the cultivation of great quantities of land and the employment of labor would not be for the benefit of the people industrially.

Mr. WORCESTER. There has been some general reference to the dangers arising from the coming in of grasping corporations like the monopolies of the United States, but they have not got down to details. Statements have been made in the press to the effect that a trust operated the Manila street railway, and this has been denounced. The railway company is an ordinary concern, with limited capital, and has none of the characteristics of a trust. Statements to the effect that the Dillinghams were heavily interested in lands, and that the Sugar Trust was so interested, have been made the basis of criticism, but it is criticism which has no real ground upon which to rest, in my judgment. I do not believe that the Sugar Trust will ever interest itself in the Philippine Islands until we have there at least one modern sugar-producing estate. It will let others do the expensive preliminary experimenting.

Mr. DOUGLAS. What is the comparison between that country and this as to the feeling on the part of the people toward what you term exclusive concessions or monopolies? Have not the people been accustomed to the granting of concessions by the Government, and are they not used to that régime to the extent that they do not look with disfavor upon monopolistic concessions as we look upon monopolies here?

Mr. WORCESTER. It is true that in the old Spanish days there were granted a number of monopolistic concessions. The Spanish Government favored the development of the country by the establishment of new industries and offered to those who introduced them the inducement of exclusive concessions to carry them on for a certain number of years. That was a lawful practice under the Spanish régime. I have in mind a concession to make beer with the use of refrigeration. That was not on the face of it an exclusive concession, but as it is quite impossible to make beer in the Philippines without refrigeration it amounted to an exclusive concession and we have been forced to recognize the action of the Spanish Government in that matter as binding on us. There is a similar concession for the manufacture of matches, which is still operative. I have never heard anybody complain about either of these concessions or any similar ones. I think the people feel more kindly toward these concessions because they have become accustomed to them, but the American trust has been heralded out there as something very sinister and destructive, and the ideas of the common people as to its nature are vague in the extreme; they are afraid of something, as to the real nature of which they are not informed.

Mr. HAMILTON. I would like to ask you to what extent any of these monopolies you refer to extend to the necessities of life?



Mr. WORCESTER. I think there is not such a monopoly in existence in the Philippines unless matches be regarded as a necessity of life. The natives smoke cigarettes incessantly, and the consumption of matches is very large. These two concessions of which I have spoken are the only two I have in mind at present.

Mr. MADISON. Did you see Mr. J. Montgomery Strong when he was out there?

Mr. WORCESTER. I have no recollection of seeing him.

Mr. MADISON. Did you know who he was?

Mr. WORCESTER. I learned in a general way, by reading the record of Mr. Martin's speech, who he was, but I had no knowledge concerning him prior to that time.

Mr. MADISON. Who did you learn that he was?

Mr. WORCESTER. I learned that he was a practicing lawyer here, and had visited the Philippine Islands, where he had interested himself in sugar lands. He visited the San Jose estate and land to the south of it. He also visited land on the east coast of Mindoro, near the southern end of the island.

Mr. MADISON. He sent a letter of introduction to Mr. Wilson, the assistant director of public lands, did he not?

Mr. WORCESTER. Yes, sir.

Mr. MADISON. It was stated in that letter that Messrs. Poole and Prentiss represented the same interests that he did, was it not?

Mr. WORCESTER. Yes, sir.

Mr. MADISON. The letter stated that while the Sugar Trust was not interested, that one of the stockholders of the Sugar Trust was interested with him and these other parties in the land they proposed to purchase?

Mr. WORCESTER. Yes, sir.

Mr. MADISON. Now, Mr. Poole, then, was the representative, or at least one of the stockholders, of the Sugar Trust, was he not?

Mr. WORCESTER. I can not assume that. Permit me to say just here, in reference to this letter, that at the time Mr. Martin's speech was received in Manila I sent to the archives of the Government and asked for all papers bearing on the subject of the sale of the San José estate, for everything in the shape of a record that would throw any light on the matter. I also summoned to my office and interrogated personally the several officials and employees who I thought might be able to throw any light on the subject. This note of introduction to Mr. Wilson, the assistant director of the bureau, was a personal note and was not in the official files at all. It would not be in the record if I had not heard of its existence and ordered it put there; its presence there is evidence of the fact that I in good faith furnished every document that I can find on the subject. I did not see it until after these charges had been made, and I learned only when I read it of Mr. Strong had made any statement as to the interests that these gentlemen represented. I then interrogated Mr. Wilson and asked him to state in writing what, if anything, Mr. Strong had said relative to the interests which he himself represented. The statement of Mr. Wilson is printed in my report, and I should be glad to have it inserted in the record at this point.

[Statement referred to is on pages 42 and 43 of Mr. Worcester's report. Copy was not furnished to printer.]

Mr. MADISON. Do you know who this stockholder of the Sugar Trust is as designated in the record? Do you know who that stockholder was?

Mr. WORCESTER. I do not know unless it was Mr. Welch. Mr. Welch was the only person mentioned to me as being interested in the estate.

Mr. MADISON. Was Mr. Horace Havemeyer mentioned in that connection?

Mr. WORCESTER. No, sir. I have seen references to his name in the newspapers, but neither Mr. Poole nor Mr. Prentiss ever mentioned him to me, and I had no opportunity to interrogate them in regard to his connection with the enterprise.

Mr. MADISON. It has developed in this evidence that Mr. Poole, as a result of his operations in the islands, first secured the San Jose estate, of about 55,000 acres; second, promoted the Mindoro Development Co. and developed one of 200 hectares of land and is proposing to build a sugar mill; that he is also the agent of three separate and distinct companies, presumably of California parties, who have purchased adjoining land—that is, land adjoining the San Jose estate; that he represents all of these interests. That is true, is it not?

Mr. WORCESTER. It is true, with the qualification that 200 hectares of the Mindoro Development Co. must be deducted from the total area of the San Jose estate, which Mr. Poole purchased and holds.

Mr. MADISON. That is true—that qualification should be made.

Mr. WORCESTER. You have made a rather general statement, but I should say it is true. I should prefer, however, to see it on paper before definitely committing myself.

Mr. MADISON. Then, it appears that a man representing an interest, or at least the interest of a person who was a stockholder in the American Sugar Refining Co. or trust had gone to the islands and had acquired a large tract of land for himself, and in addition had secured three separate and distinct contracts of land for corporations for which he was doubtless the agent, if not the manager; I would ask you if that apparent connection between this investment and the Sugar Trust has become apparent to the people of the island and causes criticism.

Mr. WORCESTER. I am unable to say from the facts you state that an apparent connection has established between this transaction and the Sugar Trust. The fact that one or several of the men who purchased these lands owned stock in the Sugar Trust would not seem to show such connection any more than the ownership of stock in a railroad company by one of the men interested would show an apparent connection with such company. I take it for granted that these men have large means, and may have varied investments. So far as Mr. Poole's relationship to these organizations is concerned, I will say that a full investigation has been made and the results have been incorporated in this record in the form of an affidavit by Mr. Poole and other documents.

It seems to me that these companies have done exactly what is logical and economical to do when several companies wish to enter into a business of that sort in a new country. For instance, if a series of coconut plantations were started in the Philippine Islands, the best business arrangement would be to put in immediate charge of

each estate a local, or assistant, manager, and to employ for all of them one general manager, who would attend to the securing of labor, the purchasing and shipping of supplies, the performance of paper work in Manila, etc.

One man could well perform that work for a number of organizations. In the case of these corporations, which have not yet gone beyond the preliminary stage in the development of their holdings, there is no reason why one man can not do such work for all of them, and thus save each company the expense of employing a competent man at a large salary. The fact that one man, who was actually on the ground in Mindoro, was so employed in connection with these several interests does not seem to indicate any probable criminal intention or desire to evade the law on the part of anyone.

Mr. MADISON. Have you, as secretary of the interior, one of the principal officers of the Philippines, encouraged generally transactions of a similar character in other parts of the islands to those which have occurred with regard to this San Jose estate; that is, when Americans come to the islands representing capitalistic interests of America, purchasing large tracts of friar lands and then gathering up the estate holdings of other capitalists who may be also represented there, so as to accumulate a large body of land apparently controlled by a community of interests, these interests being capitalistic and American?

Mr. WORCESTER. I will answer your question in the affirmative. I would be very glad to see the same sort of thing done in connection with the Isabela estate that has been done in connection with the San Jose estate. I think it would have the effect of bringing to that rich country large numbers of Filipinos who are finding it a hard matter to make a living elsewhere, and who would thus be induced to make the change. In the north, in the Province of Ilocos Norte, the land is largely occupied and taken up, and the people have a hard struggle. If anything could be done in the direction I have indicated it would be a great thing for these people. At the present time, with the existing conditions of labor, we are not at all alarmed over the prospect of having all this land taken up—

Mr. MADISON. To what extent would you carry that practice—to what extent would you encourage transactions similar to that which occurred in connection with the San Jose estate and the purchase of land around it?

Mr. WORCESTER. You are asking a theoretical question, postulated on conditions that could hardly be experienced, for the reason that the public lands will not be disposed of in this way. The vacant lands on the Isabela estate and the Calamba estate are the only two large tracts that could become the basis of such a transaction. I would encourage it to the extent of selling the vacant lands on the Isabela estate to anyone who would purchase them and develop them, and I would do the same thing in connection with vacant lands of the Calamba estate, for which there is no reasonable probability that we can find local native tenants.

Mr. MADISON. While the present limitation upon corporate holdings is 2,500 acres, there is no reason why a man may not come into that country as agent and take up 25,000 or 50,000 acres of land for a number of American corporations; and by means of a community of interest, all of them together may have a centrale, as they call it,

so that the cane from all these holdings may be worked up. I want to say that I do not ask it in a spirit of personal criticism, because I have no hesitancy in saying at this time that I am very much impressed with the idea that your official conduct in this matter has been above reproach. I am trying to get at your method or idea—your idea of what ought to be done in the way of developing this country.

MR. WORCESTER. I have stated to the acting chairman of the committee that before this hearing closes I wished to state definitely what my opinion is as to what the land policy of the Philippine government should be. I am the officer who is responsible for that policy, and am carrying it out at the present time, and hold some definite ideas as to what ought to be done. But I would prefer to make that statement at the close of this hearing, in order that all possible objections which are to be brought forward here may be met. I find it difficult to piece all of these things together when under examination. At the present time, I feel that we are taking the subject up piecemeal.

I will say this: We feel very keenly that the hostility of the beet-sugar interests of the United States toward the sugar interests of the Philippine Islands is to a considerable extent responsible for the restrictions which having been placed on the holding of land by all kinds of agricultural corporations and very unjustly hampers other branches of agriculture in the Philippines. At the present time sugar is not the all-important thing with us by any means. Hemp is our most important export, and copra is second. We are to-day the greatest copra-producing country in the world. Coconuts grow on lands that are worthless for any other purpose; they grow on lands that seem almost destitute of plant food—the sandy lands along the coast. The coast line of the Philippines is twice as long as that of the United States, not including the detached possessions, and all of the sand lands along the coast will produce coconuts. But in order to have a reasonable income from coconuts one must control a good body of land. Then there is rubber production; rubber is being extensively planted in Borneo, close by us. Practically every European nation that has tropical colonies is to a large extent interested in the production of rubber. But in order to profitably produce rubber, men want to control larger areas of land than those allowed under the present law, and consequently that industry has been seriously hampered with us.

We ought to frame our laws in such a way as to permit legitimate and proper development. So far as sugar is concerned it must be evident to you that before capital is invested in a centrale which may cost a million dollars the investors must feel assured of getting cane enough to run their mill. If they had to depend entirely upon small producers they might be left without cane. Small producers might combine to leave them without cane and thus force them to purchase it on hard terms. I think such corporations ought to be allowed land enough of their own to assure a supply of cane. I think such corporations ought to be permitted to hold 10,000 or 15,000 acres; 10,000 acres is about the minimum that can be safely depended on to keep a large centrale in profitable operation. Our limited supply of labor will in itself prevent for many years to come the establishment of any very

large number of monopolistic enterprises, involving the employment of labor in large quantity, and it seems to me that this, together with the immense areas of unoccupied lands, would give us all the safeguards we require.

I want to say to you that, judged on the basis of actual facts, the island of Mindoro would support half of the existing population of the Philippines, yet it is not one of our larger islands. The island of Siquijor, which contains 106 square miles, to-day has a population of 55,000 people, and it is one of the most sterile islands in the group. It is really one great limestone rock with very shallow soil, and there are extensive areas where the rock is bare. It is subject to drouth. Even so it supports 55,000 people, and it is certain that Mindoro will support twice as many per square mile. That would make it capable of supporting a population somewhat in excess of 4,000,000.

I propose later, when I make my concluding statement, to give you some facts as to the land that we have lying idle to-day—the percentage of land that is under cultivation as compared with the land that might be cultivated. I am sure you will see from those facts, that even on the basis of our lands not being more productive than that of Japan, and everyone knows that it is, because Japan has a winter when cultivation is not possible, and is very mountainous, with numerous volcanic hills which can not be cultivated at all, we have enough to accommodate more than four times our present population.

Mr. MADISON. I did not catch the name of the small island you referred to.

Mr. WORCESTER. It is the Island of Siquijor.

Mr. MADISON. What does that island produce?

Mr. WORCESTER. It feeds its people and produces copra for exportation and, I think, no other export of importance. It produces Indian corn in large quantities—often two crops to the year; sago, which is made from cassava, and vegetables of various sorts, with quite a little rice along the strip of level land immediately adjacent to the sea. But the island is covered with coconut trees and the people own their prosperity in no small degree to that fact. The coconut tree, once planted and established, really takes care of itself for many years.

Mr. GARRETT. Independent of the legal phases and on the broad question of policy—that is, the question of a limitation on the amount of the holding—the same rule should apply to the friar lands or private lands that applies to the public lands, should it not, viewing it just from the question of policy?

Mr. WORCESTER. If you viewed the friar lands as part and parcel of the public domain, the answer to that question would be "yes." We can not view them in that way, because we have tied up our money in them and we must try to get it back. But no apostolic benediction goes with friar lands. There is the same objection to ownership of friar lands in large quantities that there would be to ownership of lands purchased from private owners in large quantities, or that there would be to lands being purchased from the public domain in large quantities.

Mr. GARRETT. On the question of policy, the same rules apply to one character of land as to another?

Mr. WOOSTER. Yes, sir.

Mr. GARRETT. There is not an American official in the Philippine Islands now who believes that the restrictions and limitations imposed on public lands constitute a wise policy, is there?

Mr. WORCESTER. Frankly, sir; I may say that I do not know of such an official. Certainly no member of the Philippine Commission, from the time of its organization up to the present day, has believed in the wisdom of the policy. Every member is on record as having voted in favor of a more liberal land law.

Mr. GARRETT. So that every official was honestly in sympathy with a construction of the law that would relieve the friar lands of the limitations that were imposed on public lands.

Mr. WORCESTER. I hope, sir, that every official of the Government desired the correct construction to be put upon the law.

Mr. GARRETT. I have no doubt they did.

Mr. WORCESTER. But I may add that if that proper construction had been (as it seems to me it was) such as to make the present policy right and lawful, I am sure there would have been satisfaction on the part of those concerned. I can not speak for our own attorney general, who is a Filipino. I should prefer to have you put that question to him.

Mr. GARRETT. My first question applied to American officials.

Mr. WORCESTER. My answer includes a number of Filipinos. It includes the Filipinos who at one time or another have served on the Philippine Commission. But, of course, I ought not to answer for Atty. Gen. Dillamor, whose views on the subject I have never personally ascertained. He has not stated them to me.

Mr. GARRETT. This morning a number of pamphlets were submitted by you for inspection by the committee, to show how you brought to the people their knowledge about the lands.

Mr. WORCESTER. Yes, sir.

Mr. GARRETT. I have glanced over the one which is printed in English. I have not yet had time to read carefully those that were printed in dialect. I will do that. [Laughter.]

Mr. WORCESTER. I hope you will not neglect to do that.

Mr. GARRETT. The English pamphlet, I find, applies only to public lands. Did all those printed in dialects apply just to public lands?

Mr. WORCESTER. They all applied to public lands, sir.

Mr. GARRETT. Let me ask what efforts have been made to bring to the attention of the public the information in regard to the friar lands? Have there been publications somewhat similar to that?

Mr. WORCESTER. No, sir; there have not been publications. The efforts in that connection have been largely to bring the matter to the attention of the people by word of mouth, through the publication of bandillos (verbal proclamations), setting forth what was to be done, and similar procedures of that sort, including personal activity on the part of our friar-land agents. For each estate or each group of estates we have a man in charge, sometimes with subordinates under him; and it is made a part of their business to try to interest people in taking up those lands. We have pretty well exhausted the means that occurred to us in trying to persuade people to come and occupy them.

Mr. GARRETT. Prior to the time of the passage of act No. 1847 amending the original law in regard to the friar lands and removing

the limitation, had there been any negotiations for the purchase of friar lands in large tracts or any applications from individuals or corporations? I mean prior to the passage of act No. 1847?

MR. WORCESTER. No; except in the case of occupants, no applications, no negotiations looking to or resulting in actual purchase of large tracts except those of occupants, with the exception of the Carpenter lease.

MR. GARRETT. During the Fifty-ninth Congress a bill was reported out from the Ways and Means Committee, and passed the House, making certain modifications of the tariff duties. It failed of passage in the Senate and did not become law until the general tariff act passed.

MR. WORCESTER. Yes, sir.

MR. GARRETT. During the time that bill was pending here, or after it passed the House, and in the Fifty-ninth Congress, were there any applications or any sort of official negotiations, or any negotiations or applications, either official or personal, that you know of looking to the purchase of these friar tracts?

MR. WORCESTER. So far as concerns the friar lands especially, no. So far as concerns the acquiring of land in large tracts, irrespective of whether it might be friar land or not, there was the case of Mr. Hathaway, which I have already mentioned.

MR. HATHAWAY came to the Philippines to gather evidence to be used by the beet-sugar interests in defeating that bill. The evidence which he gathered was used both before the Ways and Means Committee of the House and before the Committee on the Philippines of the United States Senate. Mr. Hathaway came to my office and deliberately misrepresented to me the purpose of his visit to the islands. He told me that he had come there in the interest of large capital to purchase sugar lands if they "looked good to him;" in other words, if he found that such purchase was likely to prove a profitable investment; and although he never said so in so many words, he intimated to me very broadly that there was corporation money behind him. I have always believed, and believe to-day, that Mr. Hathaway did not really represent any such interests, and that he simply set a trap for me to see whether, while secretary of the interior of the Philippine Government, I would enter into negotiations with him which might result in an evasion of the law, and that that was his sole purpose in making this suggestion. Possibly I do Mr. Hathaway a great injustice; but that is the conclusion at which I have arrived, especially in view of the use which he subsequently made of the information which he gathered in the Philippine Islands.

MR. GARRETT. But that land is adapted only to cane sugar, is it not?

MR. WORCESTER. Yes, sir; that is all. But the beet-sugar interests persistently fought that bill. Mr. Hathaway was not the only representative of those interests who visited the Philippine Islands, and who claimed that others were responsible for bringing him there, but afterwards appeared as a representative of the beet-sugar people and opposed the bill; but Mr. Hathaway was one of them.

MR. GARRETT. In other words, you do not think Mr. Hathaway's informal application or suggestion to you of a desire to purchase those lands was made in good faith?

Mr. WORCESTER. On the contrary, sir, I believe it was an attempt to "show me up" as a corrupt official. I think he intended to set a trap for me and see if I would walk into it.

Mr. GARRETT. In what way could he have "shown you up" as a corrupt official?

Mr. WORCESTER. Telling me, as he did, that he represented large moneyed interest, and that they wished to purchase large tracts of land. I think he probably would have had me "pretty well to rights" if I had shown myself disposed to intimate to him that that might be arranged, instead of doing as I did, and saying: "My dear sir, the law prescribes 1,024 hectares as the largest amount of land that a corporation authorized to engage in agriculture may hold, and, although we do not believe that that law is a wise one, it will be enforced." I expect that if I had done otherwise my name would have appeared in the hearings before the Ways and Means Committee and in the hearings before the Senate committee as that of a Philippine official who was trying to evade the law.

Mr. GARRETT. Is the provision of the law which prevents the holding of more than 1,024 hectares by an agricultural corporation taken seriously over there?

Mr. WORCESTER. Yes, sir; it is.

Mr. GARRETT. There is no penalty attached?

Mr. WORCESTER. There is no penalty attached, sir; but an agricultural corporation has to secure a certificate approved by the secretary of commerce and police, which entitles it to do business; and it seems to me it would be a very simple procedure for us to apply for the cancellation of that certificate because of a violation of the law and put it out of business.

Mr. GARRETT. There is nothing in the law that prevents your conveying to such a corporation more than that amount of land, is there?

Mr. WORCESTER. I am not so sure about that, sir, until I look at the law.

The CHAIRMAN. Section 15 of the public-lands law, the organic act, prohibits the conveying or selling to a corporation of more than 1,024 hectares.

Mr. GARRETT. Yes; the public-lands act. Still, I take it that even outside of the public lands, in the case of friar lands, the department would inquire into the character of any corporation before it would convey it more than that amount of land?

Mr. WORCESTER. The inquiry, sir, would be made by the secretary of commerce and police, whose duty it is to determine whether corporations are properly living up to the conditions prescribed by law under which they may do business. If facts were brought to my attention which seemed to show that the law was being evaded, I should bring them to the attention of the proper officials. But it is not a part of my business, as secretary of the interior, to investigate the conditions under which corporations are doing business. As an instance of what I have done, I cited to you the case of the California corporations. The question of the propriety of my action was raised, but the information which I requested was furnished. If they had been disposed to fight me, and had refused to give the information which I requested, I should, of course, have had to turn the matter over to the legal representatives of the Government. I



do not know just what my legal status would have been. In point of fact, the information was furnished without much demur.

MR. GARRETT. If it should become apparent that there was an evasion or a violation of the law, whose duty would it be to direct the proper legal proceedings?

MR. WORCESTER. I should call the attention of the secretary of finance and justice to the facts as soon as they were known to me.

MR. GARRETT. It would be your first duty?

MR. WORCESTER. Yes, sir; that is, if the knowledge came to me.

MR. GARRETT. I understand. Now, about this Poole transaction: The officials believing, as they did, that it was for the good of the people of the islands for such an institution to be established there, provided it had the capital to work out its ends, was there not naturally considerable inquiry, either personal or official, as to the financial capacity of Prentiss and Poole to do what they stated they proposed to do?

MR. WORCESTER. I am not prepared to say that there was, sir. I was the responsible officer in connection with that transaction. I am accustomed to run my own department. I think one thing of which I never have been, and perhaps never shall be, accused, is seeking to avoid responsibility for any action which I have taken. My public record in that regard will bear investigation. I did not consult with others as to the desirability of this transaction. I deemed it to be desirable, and I carried it through. I did not ask my associates on the commission what they thought ought to be done about it. I did what I thought ought to be done, and let it go at that.

So far as concerned investigating the ability of these gentlemen to make good, it did not seem to me that that was necessary, for the simple reason that we were bound to have a show-down as to such ability. The first transaction called for the payment of a large sum of money. If they had not had it, the matter would have ended right there. They did have it, and I had no reason to think that they got it from any improper source. Their money was good.

MR. GARRETT. I understand that perfectly, and I understand perfectly your viewpoint. As was said by Judge Madison a few moments ago, the question which I submitted was not submitted in any spirit of criticism.

MR. WORCESTER. I hope my manner in replying to these questions is not such as to lead you to think that I resent them at all. I do not in the least. I have never seen an examination conducted more fairly than this examination has been conducted. That was my reason for saying at the outset that I had not the slightest desire to employ legal assistance in connection with it. I believe that every member of this committee is desirous simply of getting at the truth. It is a fact that because I am rather direct in my manner of replying to questions I sometimes give the impression of being irritated when I am simply in earnest. I ask you and all of the members of the committee to believe me when I say that I feel that both my associates and I myself have received here only the most courteous and considerate treatment. Not for a moment during this examination have I felt the smallest annoyance over any question that has been put to me. Furthermore, I expect and desire that the very plainest possible questions may be asked me in connection with this matter, because

when we get through I do not want it to be said that this has been a whitewashing investigation. I want the facts put on record.

MR. GARRETT. I am sure that every member of the committee feels precisely the same way. It seems to come within the scope of the resolution under which we are acting to undertake to ascertain, if we can, just what interest Mr. Poole was representing.

MR. WORCESTER. Yes, sir.

MR. GARRETT. It has been suggested that possibly Mr. Poole may not be here; and I am simply trying to ascertain what information there may be in your possession, either official or unofficial, of what he did represent, or where he got his capital from, and just what he did represent there.

MR. WORCESTER. I want to say to you, in all frankness, that in compiling this record it was my honest effort to include in it all the papers and all the information which I had which would throw light on the subject. As a matter of fact, I find that one paper which should have been included in the record was not included. It will be introduced by me if some one does not ask for it before we get through. As an offset to that, I call your attention to the introduction here of that personal note from Mr. J. Montgomery Strong to the assistant director of lands, of which I learned by accident, the existence of which I might perfectly well have concealed, and which raises the question as to what "interests" were involved, inasmuch as Mr. Strong says that these men represented the same interests that he did. I put that into the record myself, because I think we ought to have the cards all on top of the table in this matter. I am not concealing from this committee any information which I have in regard to the men actually pecuniarily interested in this enterprise, but I have made no effort, further than the one that I have described to you, to follow up that matter.

MR. GARRETT. How old a man is Mr. Poole?

MR. WORCESTER. Mr. Poole is a man in the prime of life. He is a very active, energetic, capable man, who rides splendidly and puts in his time in the saddle when he is on the plantation. He is busy from morning to night. I could not give you his exact age. I should think perhaps he might be 38.

MR. GARRETT. What State is he from? Do you know?

MR. WORCESTER. I do not know, sir.

MR. GARRETT. Do you know anything of where he had been just prior to going to the Philippines?

MR. WORCESTER. I have heard that he had been doing practical sugar work in Cuba.

MR. GARRETT. In connection with Mr. Welch?

MR. WORCESTER. I do not know, sir; I have never made any inquiry. I heard it said, when he first came out there, that he was a practical man, a man who had had experience in establishing sugar estates.

MR. GARRETT. You do not know what State he is from?

MR. WORCESTER. I do not know, sir.

MR. GARRETT. You understand he is a citizen of the United States?

MR. WORCESTER. I understand that he is.

MR. GARRETT. Is he married?

MR. WORCESTER. Yes, sir; he is married, and has his family with him in the Philippines.

The CHAIRMAN. Will you ask him how long he has been there—when he first went to the Philippines? Perhaps he has already stated that.

Mr. GARRETT. I asked him if he knew where he was just prior to going to the Philippines.

The CHAIRMAN. Yes; but when did he go there?

Mr. GARRETT. Oh, do you know when he went there?

Mr. WORCESTER. When Mr. Poole arrived there?

Mr. GARRETT. Yes.

The CHAIRMAN. The first time.

Mr. WORCESTER. I understand that he came to Capt. Sleeper's office almost immediately after he arrived, and Capt. Sleeper states that he came there the first time on the 12th of October of last year.

Mr. GARRETT. Have you seen him much or little since?

Mr. WORCESTER. I have not seen him much, sir. He has been a very busy man. I have twice visited his estate since these operations began, and once I took him on my steamer, when I was making my annual inspection of Mindoro and Palawan, over to the Cuyos Islands and to Puerte Princesa, where he went to search for labor. I took him over and left him there, and his own boat picked him up and brought him back. That time was really the first time I had ever seen much of anything of Mr. Poole. He was on the steamer with me then for about two days.

Mr. GARRETT. The social relations between you have never been intimate?

Mr. WORCESTER. They have been minus, sir. They have not existed.

Mr. HELM. Have you ever had any practical experience yourself in the management of sugar estates or other such enterprises?

Mr. WORCESTER. No, sir; I never have. For a considerable time the bureau of agriculture of the Philippine Government was under my executive control. It has been only recently transferred. Such information as I have I have gained in connection with the work of that bureau, and as a necessary consequence of it and by observation. I have had a pretty fair opportunity to see the sugar plantations of Oahu, or some of them. Really, most of my information as to modern methods and results come from talking with men in Honolulu who have been producing sugar on a large scale. On my recent visit I went out to the Ewa plantation, which I had not seen for 10 years previously. When I was first there we went all over it and made quite exhaustive inquiry. This time they were very courteous to us, and even offered on my return to show me the private experiment station conducted by the planters themselves and tell me about the results obtained there, so that I could have the benefit of them for the Philippines.

Mr. HELM. The quantity of land required and all the incidental details that you have spoken of here are the result of what you have acquired from observation?

Mr. WORCESTER. And from interrogating people who were interested—particularly the people interested in the three large plantations in the vicinity of the Ewa mill.

Mr. HELM. Getting back just a little to the question that was asked about beet sugar, I understand that under the general policy of your

Government in the Philippines beet-sugar capital would be as welcome in the Philippines, if it were profitable, as cane-sugar capital?

MR. WORCESTER. It certainly would be, sir.

MR. HELM. There is no conflict of interests so far as you are concerned? There is no feeling of that kind toward the beet-sugar interests?

MR. WORCESTER. None whatever.

MR. CRUMPACKER. Mr. Worcester, I should like to ask you two or three questions with relation to matters that have been developed in connection with the examination. The question of the policy of the Government in the administration of public lands down there has been referred to. State whether your department has recognized any policy in relation to the administration of the public lands or friar lands except such as is embodied in the law?

MR. WORCESTER. No, sir.

MR. CRUMPACKER. After you had investigated the character of the three so-called California corporations, and had satisfied yourself they were not under the same control, not owned or controlled by the same individuals, state whether or not there was any discretion in you to refuse the sale of public lands to either one of those corporations, under the law?

MR. WORCESTER. I do not understand that there was, sir.

MR. CRUMPACKER. That is all.

MR. WORCESTER. The law does not state that the Secretary of the Interior may in his discretion approve these transactions. I consider that it is my duty when a man or a corporation authorized to purchase lands comes up and desires to do so, to give that privilege.

MR. CRUMPACKER. Having complied with the law?

MR. WORCESTER. Having complied with the law.

MR. CRUMPACKER. You do not undertake to exercise such discretion as to say to one individual or one corporation, "You may purchase," and to another, "You shall not"?

MR. WORCESTER. I most certainly do not, sir.

MR. JONES. Mr. Worcester, you spoke of the sparsity of the population of the islands generally.

MR. WORCESTER. Yes, sir.

MR. JONES. And you referred particularly to Siquijor and Mindoro.

MR. WORCESTER. Yes, sir.

MR. JONES. What you said, however, does not apply to all of the islands in the Philippine Archipelago?

MR. WORCESTER. No, sir; Siquijor is an instance of a very densely populated island, and Mindoro is an instance of a very sparsely populated island.

MR. JONES. Cebu, for instance, is very densely populated, is it not?

MR. WORCESTER. Cebu is more densely populated than any other large island; and while it is not quite so densely populated as is Siquijor, the population is very large in proportion to the area.

MR. JONES. It is so large, is it not, that frequently they suffer from famine there?

MR. WORCESTER. They suffer from famine there, sir, as the result of drought. Cebu is an island which has been almost deforested, so that the moisture is not held in the soil; and unless it rains quite constantly, general drought occurs over the island. At such a time a very much smaller population than the present one would suffer. Practically

every one suffers. If it were not for that a very much larger population could live there comfortably.

Mr. JONES. I suppose the suffering results largely, too, from the fact that they are improvident?

Mr. WORCESTER. Yes, sir.

Mr. JONES. They do not lay up any supplies for the future?

Mr. WORCESTER. That is it. It is often true that in Siquijor, immediately after the corn harvest, the people will sell their shelled corn for a peso or two a caban, and within three months they will be buying back that same shelled corn for ₱4, ₱5, or ₱6 a caban. The Chinese make a business of buying it and storing it and then selling it back at a greatly increased price to the people who sold it to them.

Mr. JONES. What objection is there to using the proceeds of the sales of the public lands for the purpose of paying off the friar bonds? Could not those funds be applied in that way?

Mr. WORCESTER. We might use any of our revenues, sir; but if you will examine the total transactions in public lands you will find that they have been so small that the net proceeds would not be a drop in the bucket.

Mr. JONES. I understand; but you seem to lay stress upon the fact that these friar lands have been purchased and that the Filipino people had to pay for these lands.

Mr. WORCESTER. Yes, sir.

Mr. JONES. And that they ought to be paid for out of the proceeds of these friar lands. Now, you could pay those bonds out of any other funds that came into the insular treasury, could you not?

Mr. WORCESTER. Yes, sir; there is nothing to prevent it.

Mr. JONES. And if you could sell the public lands, there is no more reason why you should not apply those funds to the extinguishment of this debt than there is why you should apply the funds from these specific lands purchased by the money which you borrowed?

Mr. WORCESTER. We might use our customs receipts, our internal revenue, or the money from any source which becomes part of our public funds to pay this bonded indebtedness. But in point of fact this mass of trouble which we purchased for approximately \$7,000,000 has been turned over to the director of lands and myself, and we have been requested not only to find a way out of the agrarian difficulties which previously existed, but put the money spent back in the treasury. They expect us to develop it as a business proposition, and so far as it is possible to do so we are doing it.

Mr. JONES. When you say "they," you mean the Government?

Mr. WORCESTER. Yes, sir; the Government.

Mr. JONES. The Government also expects you to utilize the public lands for that and other purposes just as rapidly as you can, does it not?

Mr. WORCESTER. The present theory, sir, is that the friar-land bonds will be retired from the proceeds of the friar lands themselves.

Mr. JONES. I understand that that is the theory, but I do not know exactly why it should be the theory. It does not make any difference how these lands were acquired—whether the public lands were given to the Filipino people by the United States Government or not.

They own the public lands—that is, they have the control of the public lands under the act of Congress, and they have the right to use the proceeds from the sale of those lands, and they have the same control over the friar lands. Now, I do not know of any reason why the proceeds of the friar lands should be applied to this purpose any more than the proceeds of the public lands. They both belong to the Philippine Government. They are both under their control. After the money gets into the treasury, I can not understand why the proceeds of the public lands may not be applied to this purpose just as properly as the proceeds from the friar lands.

MR. WORCESTER. That might be, sir, but the law provides how the friar lands proceeds shall be applied.

MR. JONES. I understand it does.

MR. WORCESTER. But so far as concerns the availability of other funds to retire those bonds, they are unquestionably available.

MR. JONES. Therefore I do not see why there should be any more special effort to sell the friar lands in order to get the money to liquidate these bonds than there should be an effort to sell the public lands for the same purpose.

MR. WORCESTER. If you were an administrative official of the Philippine Islands, and people were constantly ding-donging at you to know how you were going to get the money back on that investment, you might find a personal reason for wanting to do it.

MR. JONES. At the same time, I might reply to that, Mr. Worcester, that when we bought those lands there was no expectation on the part of Congress or the Secretary of War that the bonds would be paid off out of the proceeds of those lands. There was an expectation on the part of Mr. Taft, who was then Secretary of War, that there would be a loss to the Government on the purchase of the lands; and it was stated by everybody, as I remember the discussion at the time, that the Government would get out of it very well if we never got a cent out of the lands at all, if we put an end to the agrarian trouble there, and brought about peace and tranquillity in the islands. I think the Secretary of War said that if that were done the seven million and odd dollars we were to pay for the lands would be a small sum.

MR. CRUMPACKER. Mr. Jones, while that goes into the record, I do not want it to go in without a protest if it might be thought to involve any understanding by implication that we all consent to that statement, because I do not agree to it. The Senate in its bill provided that the friar lands should not be sold for less than the cost price. That was the Senate's proposition, in the Senate bill; and it was struck out in conference.

MR. JONES. I think you know, Judge, that that was the argument used in favor of the purchase of these lands.

MR. CRUMPACKER. We insisted on striking that out in conference, because we said that we probably might not be able to get the full amount of the purchase price, and that if we could not that provision would handicap and embarrass us. The purpose was to get all we could get out of those lands, and to apply it on the bonds. Of course if we could not get enough, we would have to pay them out of other funds. But the law itself provides that these proceeds shall constitute a sinking fund for the purpose of discharging the bonds, and

it fixes the rate of interest on the deferred payments to conform to the rate payable on bonds.

Mr. HAMILTON. That is in the organic act.

Mr. CRUMPACKER. It is the declared policy that the proceeds of the friar lands shall first be applied. That would be the first resource, the first asset, to be applied to the payment of the bonds. We struck out that provision in the Senate bill so that we could sell them at lower rates if necessary; but it was important to sell them, of course.

In relation to the other, the public lands, the law provides that the proceeds of the sales of public lands shall be covered into the treasury, to be used for insular purposes on appropriation, and so on. I suppose they could be used for the payment of these bonds.

Mr. JONES. Still, Judge Crumpacker, I think we all agree that these lands were not purchased because the Government wanted them, or because the Government thought it was going to get a bargain in buying them.

Mr. CRUMPACKER. Oh, we were not trying to make money; no. It was not a speculation.

Mr. JONES. The purpose in buying those lands was to put an end to the friction which was going on in the Philippine Islands.

Mr. CRUMPACKER. I interposed there simply to make the suggestion that we did not all agree to your statement that we might have to give them away, or it would perhaps be policy to give them away and pay off the bonds altogether.

Mr. JONES. I did not mean to convey the idea that we wanted to give them away, but I do say that it was said before our committee that if we did not get a cent out of them the \$7,000,000 which we were to pay for them would be well expended if it put an end to these agrarian troubles. I do not know at all, Judge Crumpacker, what took place between Republican members of the conference committee. That was secret. That was something nobody knew but you gentlemen who were in those conferences.

The CHAIRMAN. Of course we are not investigating the passage of the bill.

Mr. JONES. I do know what took place in the regular conferences of the conferees appointed by the two Houses, for I was one of those. I can not tell as to what you gentlemen did in your private conferences.

Mr. HAMILTON. I have not looked at the organic act for some time, but does not the organic act itself specify what disposition shall be made of the proceeds of sale of private lands?

Mr. CRUMPACKER. Surely; expressly and unequivocally.

Mr. HAMILTON. Does not that express in itself the policy, then, without our guessing what the policy might be?

The CHAIRMAN. It strikes me, if I may be permitted, that really all of this comes down to a question of the construction of the act; and perhaps we had better go on with the examination of the witness.

Mr. JONES. Perhaps what Judge Crumpacker and I said had better be left out of the record. We do not want to cumber the record.

Mr. WORCESTER. If I may make one brief suggestion in connection with what you have said, Mr. Jones, I should like to do so. If, in connection with that benevolent policy, Congress had seen fit to make us a present of \$7,000,000 our way would have been smooth, and we should have been very glad thus to escape from our difficulty. But

\$7,000,000 constitutes more than one-half of the total revenues of the Philippine government for a year, and even \$1,000,000 looks very, very large to us. One of the things that we have to consider is where we are going to get the money to continue to exist and to do the multifarious things that need to be done. We have to work pretty hard to get it.

Mr. CRUMPACKER. Judging from the rate at which you dispose of public lands proper, how long would it take to realize enough net cash out of the disposition of the public lands to pay off the friar bonds?

Mr. WORCESTER. It would be a very long time, sir. I will give you the facts later.

Mr. JONES. Mr. Worcester, is there not a great deal of very rich and valuable public land in the valley of the Cagayan River?

Mr. WORCESTER. Yes, sir; it is one of the great undeveloped agricultural regions of the archipelago.

Mr. JONES. Why is it not as easy to dispose of a large tract of that land as it was to dispose of the Isabela estate?

Mr. WORCESTER. In the first place, sir, we have not disposed of the Isabela estate; and I regret to say that as far as I can see at present there is no probability that we are going to be able to do so. Nor has there been any opportunity to dispose of the public lands on a large scale, if at all. I am sure that the facts will show very small transactions in public lands in those provinces. The natives just move onto a piece of land, cultivate it until it begins to run down, and then move onto another, and no one says them nay. As long as they can continue to do that—and no one wishes to prevent their doing it at present—they are not going to buy.

Mr. JONES. Still, you could prevent that, could you not?

Mr. WORCESTER. We could, but I think it would be a most unwise thing to do.

Mr. JONES. Is not a large part of this friar land in Cavite Province?

Mr. WORCESTER. Considerable tracts of it are in Cavite Province; yes, sir.

Mr. JONES. Is not that one of the rich provinces of the islands?

Mr. WORCESTER. It is a prosperous province and comparatively a densely populated province.

Mr. JONES. That land is very near Manila. Why can not that land be disposed of?

Mr. WORCESTER. You mean——

Mr. JONES. The public land.

Mr. WORCESTER. Simply because people do not want it, Mr. Jones; that is all.

Mr. JONES. Why should they want land up in Isabela Province and in Mindoro in preference to that rich land in Cavite Province, which is so near to Manila?

Mr. WORCESTER. You mean, Why should people wish to purchase friar lands in those two places rather than public lands in Cavite?

Mr. JONES. Yes, sir.

Mr. WORCESTER. Simply because they can get it in large tracts. There is no other reason on earth that I can think of. That is the only advantage that the friar lands, the friar unoccupied lands, have; and we could not sell them if it were not for that. As I have



already said, rich public lands in Mindoro can be purchased, and we would be very glad to sell them for 10 pesos a hectare—lands adjoining the San Jose estate—and the price at which we did sell that estate is about three times that amount per hectare.

Mr. JONES. Is the public land in Cavite Province all in small lots?

Mr. WORCESTER. I do not think so, sir.

Mr. JONES. Why could they not get large bodies of the public lands in Cavite, then?

Mr. WORCESTER. Because we can not sell or lease large bodies of public land.

Mr. JONES. You can sell 2,500 acres.

Mr. WORCESTER. We can sell 2,500 acres to an agricultural corporation; but that is not a large body for a sugar grower. He wants eight or ten thousand acres.

Mr. JONES. It is the contention of some people, you know, that you can not sell the friar land in a larger amount than that.

Mr. WORCESTER (laughing). Well, after the gentle reminder that you have given me of the fact that I am not entitled to interpret the law, I think I will remain silent on that subject.

Mr. JONES. So I understand, Mr. Worcester, that the reason the rich public lands are not sold to these people who want large bodies is not because there is not this land to be had, but simply because you construe, as a great many other people have done, that the friar lands can be sold in larger quantities than the public lands?

Mr. WORCESTER. That is the fact, sir.

Mr. JONES. So that if Congress were to accept the view that you have expressed here, and take off the limitation as to the public lands, and give you the same free hand as to the public lands that you have, or have taken, as to the friar lands, then you could dispose of the public lands to these people just as well as you can dispose of these friar lands?

Mr. WORCESTER. Just as well, and probably in considerable quantity. However, we have not asked that Congress should be quite so liberal as that with us. We have asked that they should raise the limit.

Mr. JONES. You think, to 10,000 acres?

Mr. WORCESTER. I think that would answer very well. I think 15,000 would be better and safe.

Mr. MADISON. I want to ask you a question: You regard these public lands as primarily the property of the Filipino people, do you not—both the friar lands and the strictly-speaking public lands?

Mr. WORCESTER. Under the law as passed, which makes it possible for us to sell the lands and turn the money into the treasury of the Philippine Islands; yes.

Mr. MADISON. But looking at it from a broader viewpoint than that: When the American Army took possession of that country, it found a land that was the natural heritage of the Filipino. That is true, of course. The disposition of the American Government has been, of course, to preserve that land for the Filipino?

Mr. WORCESTER. I consider, sir, that the broad policy of the Government should be to administer the public lands of the Philippine Islands in such a way as to promote the interests of all the people of the Philippines.

Mr. MADISON. Principally and primarily of the Filipino?

Mr. WORCESTER. I must call your attention to the fact that we ordinarily use the word "Filipino" in referring to the civilized and Christianized inhabitants of the islands, and that I use it in that sense in this testimony. Such people make up about seven-eighths of the population of the islands. The remaining eighth is non-Christian and wild, and holds territory over which the Christian natives have never exercised any control. I do not wish to be understood as saying that we should so administer the lands as to promote the benefit of any section of the population there, whether Christian or non-Christian.

Mr. MADISON. Oh, certainly not.

Mr. WORCESTER. But I do think that we should use those lands in such a way as to promote the prosperity of the country at large; and that the interests of all of the inhabitants there, whether American, European, Christian native, or non-Christian native, are practically identical. What makes for a prosperous country will make for the interests of the individuals who inhabit it.

Mr. MADISON. All right. We have been endeavoring to educate those people; have we not?

Mr. WORCESTER. We have indeed, sir.

Mr. MADISON. What success have we attained in that respect—just briefly? I do not want to prolong this examination.

Mr. WORCESTER. You refer to the result of the school system?

Mr. MADISON. Yes; the result of the school system, and generally to the teaching to those people of our ideas and our theories of government and our civilization; not alone the matter of teaching them in schools, but our contact with them. We have been generally endeavoring to improve them and uplift them and add to their civilization. Very briefly, now, what has been the result, in the 12 years we have been there?

Mr. WORCESTER. Very briefly, it has been as follows, beginning at the bottom: We have established a system of primary schools, which extend throughout the territory of the Christian natives; and we have been supplementing that by a system of secondary schools corresponding to our high schools, which are now available in a considerable number of provinces.

English is very much more generally spoken in the Philippine Islands to-day than Spanish ever was, and in any ordinary provincial town you will find a group of intelligent young men and young women who will readily discuss with you in your own language any subject which may reasonably come within the ken of such young people.

In Manila you will find a normal school where both young men and young women are being trained very successfully as teachers.

In the Philippine General Hospital you will find young women serving as trained nurses side by side with American trained nurses, and doing their work quite as well as many of the American trained nurses do. The experiment of training Filipino women as nurses is a pronounced success.

You will find there, also, a medical school where young men are being given really adequate training in medicine and surgery. While we have not yet had much opportunity to try them out, it is my firm conviction that the experiment will result in success, and that we shall be able to train on the ground men and women who will

not only be good doctors and surgeons, but will successfully aid us in carrying out the general sanitary work of the islands.

You will find in connection with the bureau of lands a special technical school for the training of surveyors, designed to bring up Filipinos to replace the Americans who are doing that work to-day. This effort is meeting with a very fair degree of success.

In the wild men's country you will find that head-hunting has been checked throughout almost its entire extent, and that we are teaching the people industrial work and a little English. We are teaching them things that are useful to them, so that we make them better wild men instead of training them up in such a way that they are useless to their own people and useless to anyone else.

In connection with the educational work for the Filipinos in the lowlands, you will find that emphasis is being laid on industrial and agricultural training, so that we may not simply train up a large body of persons fit only for clerks and desirous only of feeding at the public crib. It is our aim rather to make better citizens of the Filipinos—people who will be better farmers, better mechanics, and who, in general, will be able to earn their own living to advantage.

You will find, on the whole, the friendliest relations between Americans and Filipinos where they come in contact with each other.

MR. MADISON. In the matter of the desire to acquire property, and to own it, and to deal in property, what if any change has taken place?

MR. WORCESTER. Very little, sir. The Filipino is strongly attached to his own home. At the same time, he is indisposed to mix in affairs which he does not understand. So long as he is allowed to continue to occupy without molestation the land upon which he has settled, I can not see that at present there is much prospect of his becoming greatly interested in acquiring title to it.

MR. MADISON. What do you think about the succeeding generation? You have given us a very interesting description of the improvement these people are making, and it seems to me that it will be bound to tell upon the succeeding generation. Knowing, as you do, the characteristics of the people, what effect do you think these things are going to have upon the succeeding generation in the matter of a desire to acquire property, get title to land, and improve their condition along these lines?

MR. WORCESTER. I must say, sir, that I am neither a prophet nor the son of a prophet.

MR. MADISON. I simply ask you generally, and you can answer me briefly as to your opinion about the matter. I do not care to go into it extensively.

MR. WORCESTER. My training has fitted me to deal with facts rather than to indulge in theories, but I believe the condition of the people in that regard as a whole will improve. Every time a graduate of one of our better schools goes back home there is a tendency toward the uplifting of the household to which that individual returns. Girls who have been at the normal school are not content to continue to live as they perhaps used to live. The civilization of the families from which they come is already such that the gap is not a large one. It is not like the going home of Indian girls in this country, for instance, where the conditions to which they go are

wholly different from those to which they have become accustomed. It is a question of a little improvement. They are not educated away from their own people at all, but they have new ideas, and the people assimilate those ideas. I think conditions will improve as time goes by.

Mr. MADISON. Ultimately, then, they will have a desire to acquire these rich lands and to improve them themselves?

Mr. WORCESTER. I think they will, sir.

Mr. MADISON. That is all.

The CHAIRMAN. Mr. Worcester, in reply to Judge Crumpacker, you stated that at the present rate of sale it would take a long time to realize from the sale of public lands sufficient to pay these friar-land bonds. Have you any idea how long it will take?

Mr. WORCESTER. I have not, sir; but I shall be glad to furnish you information on that subject.

(Mr. Worcester subsequently made the following statement:)

I misunderstood the question of the chairman, although it would appear from the record that there was no reason why I should have done so. I got the idea that he was inquiring as to the time which it would take to retire the friar-land bonds covering the cost of the San Jose estate. It is, of course, evident to everyone that the whole issue of friar-land bonds could never be paid off with the funds derived from public lands at anything like the present rate. The receipts from public lands for the fiscal year ending June 30, 1910, were as follows:

Homesteads .....	\$3, 547. 00
Sale of public land .....	925. 68
Interest .....	2. 15
Sale of mineral lands .....	1, 376. 72
Leases of public lands .....	966. 88
Leases and bonus reclamation areas .....	4, 647. 87
Baguio town-site sales .....	4, 218. 25
<hr/>	
Total receipts, public-land disposition .....	15, 684. 55
The annual interest on friar-land bonds is .....	289, 000. 00
The estimated annual administration expense for the next ten years is .....	25, 000. 00
The average annual expense to the Philippine Government on account of friar lands for the next ten years will be .....	305, 000. 00

As the receipts of all sorts derived from public lands during the fiscal year ending June 30, 1910, totaled but \$15,684.55, and as the interest alone on the friar-land bonds during the same period amounted to \$289,000, it would seem quite evident that the prospect of paying the interest on these bonds and of retiring the bonds themselves when due from the income derived from public lands is, to say the least, not flattering.

The CHAIRMAN. I have here a statement, found on page 76 of the hearings, from which it appears that the total number of sales of public lands down to September 1, 1910, was 62, covering a total area of 14,790 acres. At about what price per acre were they sold, if you can tell?

Mr. WORCESTER. Practically without exception they will prove to have been sold at the minimum rate authorized by law.

The CHAIRMAN. And that is how much?

Mr. WORCESTER. \$2 gold per acre, sir.

The CHAIRMAN. Then you have received about \$29,000 in eight years?

Mr. WORCESTER. Yes, sir.

The CHAIRMAN. Do you say that the reason why there are not more sales of public lands is because you are by law limited in quantity to the sale of 16 hectares (or about 40 acres) to an individual and 1,024 hectares (or 2,500 acres) to a corporation?

Mr. WORCESTER. No, sir; I would not make that statement. The homestead of 16 hectares is ample so far as concerns the land that the ordinary native inhabitant of the islands to-day is likely to want. But the sale of public lands to the extraordinary inhabitant—that is, the man of large means and larger executive ability, who would like to develop a plantation—is interfered with by the high limit that is imposed. So far as the common citizens are concerned, the men who make up the bulk of the population, the 16 hectares will do. But when a man wants to get ahead—take, for instance, the planting of coconut trees, which is one of our most important lines of industry. With trees at a proper distance there will be 40 trees to the acre. On 40 acres you get 1,600 trees. The gross income from those trees when they have reached full productivity may be estimated at \$3 a year each, of which at least a half will be eaten up by expenses.

That does not make possible a very large business, and there are to-day large numbers of Filipinos who are more than capable of carrying on a business much greater than that.

The CHAIRMAN. If an individual wanted a tobacco plantation would he want more than 40 acres?

Mr. WORCESTER. Well, that would depend on his ideas as to the amount of income he needed; the net returns from an acre in tobacco would be considerably greater than the returns from an acre in coconuts, if the season was good. They might be nil and they might be several hundred pesos.

The CHAIRMAN. Suppose the individual wished to start a sugar plantation. Could he do it on 40 acres?

Mr. WORCESTER. Not very well, sir.

The CHAIRMAN. Could he do it at all?

Mr. WORCESTER. A native who wished to grow sugar in a small way, extracting it by the most primitive of the means which have heretofore been employed, could run a little farm, but sugar can not be commercially produced to-day on the basis of 40-acre farms.

The CHAIRMAN. Because it is produced more cheaply by the modern methods, where larger areas are cultivated?

Mr. WORCESTER. Yes, sir. The maximum extraction which we get in the case of mills anything like those ordinarily used in the Philippine Islands, is 60 per cent. The extraction obtained in the modern mills goes as high as 95 per cent and slightly over 95 per cent in some cases.

The CHAIRMAN. Of course, an individual could hardly construct a modern mill——

Mr. WORCESTER (interposing). No; take the question of rice again. It is a question of great importance to us. Last year we imported into the Philippine Islands more than \$3,000,000 worth of rice. Rice is the breath of our people. We ought to export rice to China, but if we are to do it we must make our labor more efficient by introducing

modern machinery and modern methods, and a man could not possibly afford to do that in connection with a 40-acre tract.

The CHAIRMAN. How many acres would he require?

Mr. WORCESTER. He would require a good many. You can estimate the return on unhusked rice as, perhaps, 20 cabans per acre, worth from 50 cents to \$1 gold. From this you must deduct the cost of production. You can see it would take a good many acres to make an income of great size; the number of acres required would obviously depend on the amount a man thought he ought to make.

The CHAIRMAN. If you are or should be restricted by law in buying the friar lands, in the same areas, to 16 hectares to an individual and 1,024 to a corporation, could you sell those friar lands any more rapidly than the public lands?

Mr. WORCESTER. No; I think not.

The CHAIRMAN. Could you sell them as rapidly?

Mr. WORCESTER. Speaking of the vacant friar lands as a whole, no; because of the inaccessibility of one of the greatest estates, the Isabela estate.

The CHAIRMAN. I would inquire about the prices for the sales of friar lands; how do they compare with the prices made for public lands?

Mr. WORCESTER. They are very much higher, sir.

The CHAIRMAN. The friar lands are higher?

Mr. WORCESTER. Very much higher.

The CHAIRMAN. Are they any better lands?

Mr. WORCESTER. We have public lands just as good as any friar lands. As a rule, however, the average of the friar lands is very high. While there are a few estates with poor lands, I think for the most part the lands are very good lands.

The CHAIRMAN. Suppose we take the San Jose estate, the Isabela estate, and the Calamba estate; how do those lands compare with the public lands, in quality?

Mr. WORCESTER. The lands on all those estates are good agricultural lands. On the San Jose estate and the Isabela estate there are very large tracts of adjacent unoccupied public agricultural lands just as good. On the Calamba estate I can not speak from personal knowledge; I don't know whether at the back side of that estate there is or is not a considerable stretch of good public lands.

The CHAIRMAN. On those estates where you say there are adjoining public lands of just as good quality, at what price do you offer the public lands for sale as compared with the price which you ask for and get for the friar lands?

Mr. WORCESTER. We offer the public lands at the lowest price authorized by law, namely, 10 pesos per hectare, or \$2 gold per acre. Our constant policy has been to sell the public lands at the lowest lawful price—unless they happened to be on the edge of a town, or on some important line of communication, so as to make it easy to dispose of them at a higher price.

The CHAIRMAN. Are there any public lands on the Island of Mindoro?

Mr. WORCESTER. Nearly the whole island of Mindoro is public land.

The CHAIRMAN. At what price?

Mr. WORCESTER. ₱10 per hectare.

The CHAIRMAN. \$2 per acre?

Mr. WORCESTER. \$2 per acre.

The CHAIRMAN. And how much do you get per acre for the friar land sold on that island? You may give it in round numbers if you have not the figures.

Mr. WORCESTER. One thing that troubles us is that we are all the time reckoning in hectares and then translating hectares into acres and vice versa; and so I am likely sometimes to state figures for hectares when they should be stated for acres.

The CHAIRMAN. Give us the price per hectare, then.

Mr. JONES. ₱10 would be \$2.50 in gold, would it not?

Mr. WORCESTER. No; it is ₱10 per hectare for public land.

Mr. GARRETT. That would be \$2 an acre?

Mr. JONES. No; ₱10 would be \$5 in gold.

Mr. WORCESTER. Yes; \$2 per acre.

Mr. GARRETT. You said ₱10 per hectare would be \$2 in gold per acre?

Mr. HAMILTON. That is quite a difference.

Mr. SLEEPER. \$6 and something per acre is the price of the San Jose estate.

Mr. WORCESTER. Capt. Sleeper says it comes to \$6 and something per acre.

The CHAIRMAN. Are we to understand, then, that you got three times as much for the friar lands per acre as you are asking for public lands?

Mr. WORCESTER. Yes, sir; more than three times as much.

The CHAIRMAN. Do you attribute the fact that you are able to get three times as much for the friar lands on the Island of Mindoro—three times as much as you ask for public land—to the fact that you sell them in larger quantities than you sell public lands?

Mr. WORCESTER. That is absolutely the only reason I can see.

The CHAIRMAN. Judge Madison, I think, says that the public lands were a heritage of the Filipinos. Did they not belong to the Crown of Spain before the United States acquired them?

Mr. WORCESTER. They did, sir.

The CHAIRMAN. The United States acquired them from the Crown of Spain under the Paris treaty?

Mr. WORCESTER. Yes, sir.

The CHAIRMAN. Do you know how the Filipinos could obtain any of those lands from the Crown of Spain before the occupation of the United States?

Mr. WORCESTER. I know it was very difficult for anyone to obtain land owing to the methods which prevailed in connection with sales. I have known the same piece of land to be sold by the Spanish Government to two different people.

The CHAIRMAN. The Government of Spain?

Mr. WORCESTER. Yes, sir; I have known a small piece of land which had already been formerly sold to be included within the limits of a larger tract and sold over again, and in general the legal steps connected with such transactions were very tedious, were wound up in much red tape, and purchasers frequently held up by venal officials who compelled the persons who wished to acquire land to come to an understanding with them before any action was taken at all. It was a difficult matter.

The CHAIRMAN. Did the Filipinos have to buy the land from the Crown of Spain in order to get it?

Mr. WORCESTER. I could not answer that question, sir. We have with us a man who is familiar with the Spanish law and I would be glad to get the information from him, but I can not tell you whether there was any definite right arising from occupation.

Mr. HAMILTON. Is this policy of selling public lands at the minimum price provided by law for the purpose of interesting the people generally in the development of the country and inducing them to have homes of their own?

Mr. WORCESTER. Yes, sir; I feel that we could well afford to let the people have the land at what it actually costs us to dispose of it there if we were authorized to do so.

The CHAIRMAN. So as to encourage them into going into industries and building homes?

Mr. WORCESTER. Yes, sir. When people come to me and ask me if there is any objection to their settling on public land and cultivating it, I have always told them, no. It does not hurt the land. While it may reduce its fertility in some instances, in others we get rid of brush and trees, and so forth, and invariably our answer to the inquiry on the part of the man who wants to settle on public land, and asks if there is any objection, is that we have no objection.

Mr. MADISON. If 40 acres is too small for a homestead, how many acres do you think ought to constitute a homestead?

Mr. WORCESTER. I don't really think, sir, myself, that 40 acres is too small for a homestead in the Philippine Islands. But I do think that we ought not to fix the low limit of land which can be sold to individuals at 40 acres. The homestead goes to the man who is himself going to live on the land and cultivate it, and 40 acres is a good deal more than the average Filipino of the agricultural class does cultivate, as a matter of fact, at this time. But in order to supply his needs, sir, and in fixing a limit which might be adequate for him, it does not seem to me that we ought to discriminate against the man of larger abilities who would establish a bigger farm than that if given the opportunity.

Mr. MADISON. You would then put the public lands of the Philippines upon sale to any person who desired to purchase them?

Mr. WORCESTER. Certainly, sir.

Mr. MADISON. What limitation would you put on that?

Mr. WORCESTER. I would myself leave the homestead limitation where it is; I would raise the limit on land which an individual might purchase to that which a corporation might purchase. I do not see why a corporation should be more favored than an individual.

Mr. MADISON. And then what would you fix for the corporation?

Mr. WORCESTER. I, myself, would fix it at 15,000 acres.

Mr. HUBBARD. Is this 16 hectares that you speak of as a limitation simply a limitation upon the acquisition of a homestead?

Mr. WORCESTER. Yes; 40 acres.

Mr. HUBBARD. Do they not have to pay the same price as any other person purchasing?

Mr. WORCESTER. No, sir; the homestead cost only ₱20, while the ordinary purchaser of 40 acres of public land pays ₱160.

Mr. HUBBARD. That is, by occupation they could earn this homestead?



Mr. WORCESTER. Well, by the fact of occupying it they are freed from the necessity of paying anything like what it would cost them if they bought it outright.

Mr. HUBBARD. How long do they have to occupy these 16 hectares in order to acquire it?

Mr. WORCESTER. Five years.

Mr. HUBBARD. Your proposition would be, to relieve that much greater limitation, to make purchasers of land practically free up to 10,000 or 15,000 acres?

Mr. WORCESTER. Yes, sir.

Mr. HUBBARD. Any individual could purchase from 10,000 to 15,000 acres; but a person seeking to earn it as a homestead by occupation, you think the present limit should be retained—16 hectares?

Mr. WORCESTER. In a way, that is my view; I do not by any means wish to discriminate against a man who would like to own more land. I do not want to be understood as doing that. But I do think that taking the conditions as they are, the present limitation is adequate. That is, I do not think the ordinary man for whom the homestead is intended cares for more land than he gets. The fact is, the ordinary Filipino cultivates land in small tracts. He likes to let his land rest, as he says; he does not fertilize the land, and after he has taken off a few crops from one part he abandons that and cultivates some other tract which has been growing rich by the natural process. So the total amount of land he has ought to be materially in excess of that which he is cultivating at any given time, in order to meet his needs according to his present methods; but I really think that the present limit of 40 acres on a homestead is pretty ample.

Mr. MADISON. Would you make any requirement as to improvement in the case of the man who bought 25 acres?

Mr. WORCESTER. On what, sir?

Mr. MADISON. I thought it was but fair to ask you that, because it seems to me the proposition you stated is rather astounding; it looks to me like it would mean in a short time the acquisition of the entire islands by speculators. Now, then, I want to be fair with you. What limitation would you provide in the case of a sale of 2,500 acres of land to an individual, in the matter of improvements?

Mr. WORCESTER. I think that within reasonable time, liberal time, so that he would not be unduly crowded, he ought to be made to utilize all the land he gets.

Mr. MADISON. And the same way in regard to the corporation?

Mr. WORCESTER. Yes, sir.

Mr. MADISON. But with a limitation as to improvements—and I assume that you mean a reasonable limitation; that is, that there should be a reasonable amount of improvement carried on within a reasonable time—you would fix the amount at the figures you have stated?

Mr. WORCESTER. I would; and if you could have engaged, as we have, in efforts to get people to take land under some of the seemingly liberal provisions of the act, as, for instance, that in connection with free patent, where it costs them nothing at all, and had noted the real insignificance of the total transactions in public lands to-day, I am sure you would realize that we are not in imminent danger of having our lands taken up in large tracts. People have erroneous

ideas about our climate. They think there is a deadly climate in the Philippines, where the white man is going to become a physical wreck in a little while. That is not true; but still it keeps people away. People in this country say that it is a long way to the Philippines, and that they don't want their money to go over there so far from home. That is another difficulty. Then there is the ever-present labor trouble, the lack of the habit on the part of the Filipino of serving as a plantation laborer in the sense that we understand that term here, and there are other factors which have thus far, at all events, prevented very effectively any considerable transactions in public lands.

MR. RUCKER. Would not the uncertainty in regard to the future of the islands or their ultimate progress, or otherwise, have something to do with it?

MR. WORCESTER. That is true, sir. But if it is true—and I believe it is—that we are not going to leave the interests of our citizens unprotected in a country which has been under our flag—in other words, that we would not make any arrangement there that would expose our people to serious danger of losing their lives or being wrongfully deprived of their property—I can not see that that is a very serious matter. Of course if it were definitely known that we were going to leave the islands at a fixed date, investment might perhaps be interfered with, because people could not know in advance what the conditions would be when we left. If it were known that we were going to stay there indefinitely, people would be assured of protection. But if it were simply known, as it seems to me it ought to be and must be, that we are going to stay there at least until we can be assured of a good condition of public order on our departure and of justice for all the inhabitants and of protection for their property rights, that ought to be sufficient ground to justify investment.

MR. MADISON. Mr. Olmsted asked you something about the public lands being the property of the Crown of Spain. Is it not true that immediately upon the cession of the islands to the United States we absolutely reversed the policy of the Spanish Government with regard to the public lands?

MR. WORCESTER. Well, before I answer that question, sir, I should like to inform myself more fully than I have as yet as to that policy, because I am really not——

MR. MADISON. I accept that as a sufficient answer, because we want to hurry along.

At the present time every dollar that is received from the sale of public lands goes into the Filipino treasury, does it not?

MR. WORCESTER. Yes, sir.

MR. MADISON. The public lands are also thrown open to acquisition free of cost by the Filipino people, are they not—that is, except a mere nominal cost?

MR. WORCESTER. Except the cost provided by law; yes.

MR. MADISON. And that is merely nominal as compared with the actual value of the lands?

MR. WORCESTER. Yes.

MR. MADISON. That is, it is open to homesteading and where the land is sold, as you say, the money goes into the public treasury of

the Philippine Government; it does not go to the United States Government, does it?

Mr. WORCESTER. No, sir.

Mr. MADISON. In any manner, way, shape, or form?

Mr. WORCESTER. No.

Mr. MADISON. And it has been the policy, therefore, for our Government, has it not, to treat these islands and these lands as the property and the national heritage of the people that occupy them and inhabit them?

Mr. WORCESTER. I think it has, sir.

Mr. CRUMPACKER. In what province is the Calamba estate?

Mr. WORCESTER. In the Province of La Laguna.

Mr. CRUMPACKER. How many acres are there in that estate? I think it is 24,183, but I want to get it in the record.

Mr. WORCESTER. I will give it to you in a moment. [After reference to memorandum] 34,182½ acres.

Mr. CRUMPACKER. The tenants, or occupants of parcels of land in that estate, have all leased their holdings, I understand.

Mr. WORCESTER. Yes, sir.

Mr. CRUMPACKER. And the aggregate acreage of the occupants is 7,190?

Mr. WORCESTER. I think that is correct.

Mr. CRUMPACKER. I got that from your report.

Mr. WORCESTER. Those figures were carefully prepared.

Mr. CRUMPACKER. You leased to Mr. A. F. Thayer some time ago, with the right to purchase, an unoccupied tract containing 8,218 acres?

Mr. WORCESTER. Yes, sir.

Mr. CRUMPACKER. Leaving a balance of 18,775 acres unoccupied, not leased or sold?

Mr. WORCESTER. Yes, sir.

Mr. CRUMPACKER. Who is Mr. A. F. Thayer?

Mr. WORCESTER. Just what do you mean by that question?

Mr. CRUMPACKER. Well, whereabouts does he live?

Mr. WORCESTER. We don't know; he has disappeared.

Mr. CRUMPACKER. Where did he live at the time that he negotiated this lease?

Mr. WORCESTER. In Manila.

Mr. CRUMPACKER. What was his business?

Mr. WORCESTER. He represented himself as an agent for Mr. Dillingham, of Honolulu, I am informed. I never met Mr. Thayer but once, and never talked business with him at all.

Mr. CRUMPACKER. You never discussed the subject of the lease and purchase of the land with him?

Mr. WORCESTER. I never did.

Mr. RUCKER. Judge Crumpacker, will you let me interject just a word? I inquired something in regard to Mr. Thayer, and from my questions it would probably be inferred that I understood that he was a nephew of a United States judge, now on duty in China, and was also from Colorado. I have since ascertained that that was a mistake. I thought it was the same person, but this Mr. Thayer is an entirely different individual.

Mr. CRUMPACKER. Was the lease made to Mr. Thayer himself?

Mr. WORCESTER. I think that the land on the Calamba estate was leased directly to a Mr. Thayer. There were a number of parcels of land and property, a number of leases. Capt. Sleeper can give you the details in regard to that.

Mr. CRUMPACKER. Did Mr. Thayer make application for any more of the land than that covered by the lease?

Mr. WORCESTER. I can not tell you, sir; but I can get the information for you.

Mr. CRUMPACKER. Could he have gotten the entire unoccupied portion of that estate if he had made proper application and complied with the conditions fixed by law?

Mr. WORCESTER. Yes, sir.

Mr. CRUMPACKER. Has he exercised the right to purchase the land up to date?

Mr. WORCESTER. No, sir.

Mr. CRUMPACKER. What do you know, if anything, about Mr. Dillingham, more than he is a sugar man in Honolulu?

Mr. WORCESTER. I barely met Mr. Dillingham years ago. I think I met him in 1900 in passing through Honolulu. I have really no personal acquaintance with him at all.

Mr. CRUMPACKER. Did you make any inquiry of Mr. Thayer respecting the purpose for which he desired to lease and purchase a portion of that estate?

Mr. WORCESTER. I never talked with Mr. Thayer about the transaction at all. He was introduced to me as a man who was looking for sugar land, but he was never in my office, even, so far as I can recollect.

Mr. CRUMPACKER. How long had he lived in Manila before he applied for this lease?

Mr. WORCESTER. I understand that he began to look over the friar lands shortly after he arrived, and applied for a lease as soon as he had satisfied himself that there was something there which he wished to obtain.

Mr. CRUMPACKER. Was he engaged in any business in Manila?

Mr. WORCESTER. No, sir; I think not.

Mr. CRUMPACKER. What is the state of his business affairs now, if you know?

Mr. WORCESTER. If I may be permitted to introduce a little hearsay matter here, for the sake of giving a clear record, I will make this statement: On our recent trip from Manila Mr. Carpenter talked in Honolulu with Mr. Walter Dillingham, who stated that Mr. Thayer had never been authorized by him to do what he had done; that Mr. Thayer had been authorized only to investigate and report as to sugar lands in the Philippine Islands. I understand that Mr. Thayer himself represented that he had been authorized by Mr. Dillingham to purchase lands, and that he showed letters purporting to be from Mr. Dillingham, containing such authorization. Mr. Dillingham stated to Mr. Carpenter that these letters, or some of them, were forgeries, and that even the letterheads on which they were written had been prepared in Manila and were not his letterheads at all. At all events, Mr. Thayer proceeded to lease these lands and to incur various expenses in connection with them. He seems to have obtained his money for those expenses from unsuspecting citizens of Manila itself. He disappeared from view, leaving a large

number of mourning creditors, who took legal steps to secure any rights which he might have in these estates, with a view primarily to reimbursing themselves for their losses.

Mr. CRUMPACKER. Did he do any work on the leasehold?

Mr. WORCESTER. I do not know. The newspapers stated that he had begun work, but I am not of such a confiding nature as Mr. Martin is, and I do not always take newspaper statements at their face value.

Mr. CRUMPACKER. Where is the Tala estate located; in what Province?

Mr. WORCESTER. The Tala estate is located in the Province of Rizal.

Mr. CRUMPACKER. And that contains an area of about 17,000 acres?

The CHAIRMAN. Sixteen thousand seven hundred and forty acres.

Mr. WORCESTER. Sixteen thousand seven hundred and forty acres; that is correct.

Mr. CRUMPACKER. Do you know what the cost price of that was to the Government?

Mr. WORCESTER. Yes, sir; it cost \$112,054.33.

Mr. CRUMPACKER. That is something over \$6 an acre.

The CHAIRMAN. That is \$6.69 an acre.

Mr. CRUMPACKER. Special lease was made with the right to purchase of the unoccupied portion of the estate to Frank W. Carpenter?

Mr. WORCESTER. Yes, sir.

Mr. CRUMPACKER. What official position did Mr. Carpenter hold at the time he applied for the lease?

Mr. WORCESTER. I think he was still assistant executive secretary at the time he applied for it; he has since been made executive secretary.

Mr. CRUMPACKER. What are the duties of the executive secretary, in a general way?

Mr. WORCESTER. The most important duties of the executive secretary are in connection with the affairs of government of Provinces and municipalities. His office also transmits or files, as the case may be, the correspondence of the Government; it keeps the Government archives.

Mr. CRUMPACKER. It corresponds in a way to the functions of the Secretary of State in the States here, the custodian of public documents and records?

Mr. WORCESTER. Yes, sir; but really the most important work of the executive secretary is to keep the provincial and municipal governments running smoothly.

Mr. CRUMPACKER. What degree of control does he have—discretionary power—over municipal officers?

Mr. WORCESTER. A very limited degree of control.

Mr. CRUMPACKER. What, if any, discretionary authority has he in connection with the general government there?

Mr. WORCESTER. Oh, he has none, sir.

Mr. CRUMPACKER. Has he anything to do at all with the administration of public lands?

Mr. WORCESTER. Absolutely nothing to do with the administration of any lands.

Mr. CRUMPACKER. What relation does his office bear to that of secretary of the interior down there?

Mr. WORCESTER. None whatever, sir; he is not under my control in any way and he has nothing to do with the affairs of my department. I transmit my letters through his office when I send them out, in order that he may file the retained copies, and much of the correspondence that comes to my office comes through his office for the same reason; but it simply passes through, with a view to making it possible for us to keep complete records.

Mr. CRUMPACKER. His relations to your office are purely ministerial, then?

Mr. WORCESTER. Absolutely so. He is under the executive control of the governor general, and he has no control whatever over my office.

Mr. CRUMPACKER. Does all the correspondence of your office go through the office of the executive secretary?

Mr. WORCESTER. I send out all my letters through that office so that the retained copies may be filed, except in case of urgent necessity, when I send letters direct and transmit copies to the executive secretary's office for filing.

Mr. CRUMPACKER. All communications by mail to your office first go through his office?

Mr. WORCESTER. Communications from the outside would come to my office direct, but communications from the secretaries of other departments—in other words, government correspondence—would come to my office through the executive secretary's office, in the normal course of events.

Mr. CRUMPACKER. You know about the facts of his applying to the proper authorities down there to apply for this lease to engage in business?

Mr. WORCESTER. Mr. Carpenter discussed the matter with me before he took it up, and asked me whether I saw any possible objection to his engaging in that enterprise. I told him that I did not see any objection to it. Indeed, I encouraged him to go into it.

Mr. CRUMPACKER. Did he procure formal authority to engage in any business outside of his official work?

Mr. WORCESTER. He procured authority from the governor general to engage in this enterprise.

Mr. CRUMPACKER. On condition that it did not interfere with his official duties?

Mr. WORCESTER. That condition is always introduced or understood. As a matter of fact, it has never interfered with his official duties.

Mr. CRUMPACKER. The lease that was issued to him was a special lease?

Mr. WORCESTER. Yes, sir.

Mr. CRUMPACKER. And what is termed a progressive lease?

Mr. WORCESTER. Yes, sir.

Mr. CRUMPACKER. It contains a number of conditions?

Mr. WORCESTER. It does.

Mr. CRUMPACKER. Upon whose suggestion was it put in the form of a progressive lease?

Mr. WORCESTER. The director of lands discussed with Mr. Carpenter the arrangement which was ultimately effected, and Mr. Carpenter also discussed with me those special conditions. He is a man who is always very careful about the possible interpretation that might be put upon his actions and he took up with me personally

the question of the propriety of the special conditions which were included there.

Mr. CRUMPACKER. The lease included all the unoccupied lands on the Tala estate, but as I recollect it it provided that he should execute a lease for a certain number of hectares the first year, an additional number the second, and an additional number the third, and so on.

Mr. WORCESTER. Yes, sir.

Mr. CRUMPACKER. At whose suggestion was that graduated provision put in? Was that Mr. Carpenter's desire or was that put in by your department?

Mr. WORCESTER. That was our desire, sir. We wanted to get the land leased. Mr. Carpenter's original idea was to take up a small tract. He became somewhat interested in a circular of the bureau of agriculture relative to the profits to be derived from the raising of kapok and planned to put in kapok out there.

Mr. CRUMPACKER. Please state, now, if the tracts that he was negotiating for under this progressive arrangement were the subject of any conversation between you.

Mr. WORCESTER. Between us?

Mr. CRUMPACKER. Yes; between your department and Mr. Carpenter.

Mr. WORCESTER. I think not, sir.

Mr. HAMILTON. May I interrupt a second?

(Informal procedure followed, and at 4.30 p. m. the committee went into executive session, at the conclusion of which it adjourned.)

HOUSE OF REPRESENTATIVES,  
COMMITTEE OF INSULAR AFFAIRS,  
*Wednesday, December 21, 1910.*

The committee met this day at 10 o'clock a. m., Hon. Marlin E. Olmsted, chairman, presiding.

The following members of the committee were present: Messrs. Olmsted (chairman), Crumpacker, Hamilton, Parsons, Madison, Douglas, Jones, Helm, and Rucker.

The CHAIRMAN. Mr. Worcester, we are ready when you are.

**STATEMENT OF DEAN C. WORCESTER—Resumed.**

Mr. WORCESTER. All right, sir; I can now furnish to the committee some of the information requested yesterday, which I could not then have given without taking the time of the committee to go into official reports.

Relative to the importation of refined sugar to the Philippine Islands, I find that the total imports for the fiscal year ending June 30, 1910, were 5,997,289 pounds, worth \$185,648.

The question was asked as to the general use of refined sugar among the natives. It will be noticed that this total is almost 6,000,000 pounds, and as there are at the present time approximately 8,000,000 inhabitants in the Philippines, it follows that the importation was slightly less than 1 pound to the inhabitant. This sugar pays an import tax of \$3 for 100 kilos; 100 kilos are 220 pounds. I will hand to the stenographer a table which shows the countries from which the refined sugar comes; 76,473 pounds of it came from the United States; 5,586,144 pounds of it came from Hong Kong; 298,736 pounds of it came from the Dutch East Indies. Those are the principal importations.

(Following is the table referred to:)

	Twelve months ending June, 1910.	
	Quantities.	Values.
	<i>Pounds.</i>	
Sugar, refined—		
United States .....	76,473	\$4,063
United Kingdom .....	750	31
Germany .....	29,670	865
Spain .....		
Netherlands .....		
China .....	5,075	146
Hongkong .....	5,586,144	170,786
Japan .....	132	5
British East Indies .....	309	12
Dutch East Indies .....	298,736	9,740
Total .....	5,997,289	185,648

As to the exports of sugar, the only sugar which we exported is classed as sugar raw or brown. The exports for the year ending June 30, 1910, were 207,575,559 pounds, or 103,233 and a fraction tons.

The CHAIRMAN. That is raw sugar?



Mr. WORCESTER. That is raw sugar, sir. I beg your pardon; the figures I just gave were those of the exports to the United States alone. The total exports were 281,564,991 pounds. I will hand to the stenographer a table which will give the exports by countries, so that the committee can see to just what points this raw sugar goes.

	Twelve months ending June, 1910.	
	Quantities.	Values.
<b>Sugar, raw or brown:</b>	<i>Pounds.</i>	
United States .....	207,575,559	\$5,495,797
China .....	27,987,014	645,113
Hongkong .....	40,252,367	791,120
Japan .....	5,725,534	108,043
British East Indies .....	24,517	617
<b>Total .....</b>	<b>281,564,991</b>	<b>7,040,690</b>

Mr. RUCKER. Just mention the points.

Mr. WORCESTER. Yes, sir. The United States leads with 207,575,559 pounds. To China there were sent 27,987,014 pounds; to Hongkong, 40,252,367 pounds; to Japan, 5,725,534 pounds; to the British East Indies, 24,517 pounds. Those are all of the countries to which our sugar was exported.

Replying to the question as to what was the date of the opinion of the law officer of the bureau of lands relative to the rights of the insular government to sell friar lands in tracts in excess of 1,024 hectares to a corporation or in excess of 16 hectares to an individual, I find that this opinion was requested by the director of lands on the 12th of October, 1909, as a result of his interview with Messrs. Poole and Prentiss. It can not be stated exactly when this opinion was rendered, as it is without date, but it was rendered within a very few days of the time when it was requested.

As to the query whether that opinion antedated the amendatory act referred to, which I understand to be the act amendatory of the original friar-lands act and passed on June 3, 1908, the reply, of course, is no, as it was asked for on the 12th of October, 1909.

The area of the province of Isabela is 5,018 square miles. Its population was at the time of the last census 76,431, or 15 to the square mile.

Referring now to the population of the towns in the vicinity of the Isabela estate, I find that Nagilian had at the time of the last census a population of 3,502; that Gamu had a population of 3,581; that the capital of the province, Ilagan, had a population of 16,008. It must, of course, be remembered that in each case this is really the population of what we call a county here, not of a town proper. The whole province of Isabela, practically, with the exclusion of the territory inhabited by the wild people, is included within the towns. You can find a virgin forest within the limits of a municipality.

Referring now to the query as to the number of occupants on the friar lands at the time of the treaty of Paris, we have no way of determining what that number of occupants was. Mr. Martin has stated that there were 60,000 tenant families on these lands at the

time of the purchase. He has obviously derived that information from testimony given in connection with the proposed purchase of the friar lands, and at another place in his speech he has made it apparently clear that he considers that to be really only a part of the persons on the estates. He estimates roughly that those 60,000 tenant families represented 300,000 individuals.

Mr. DOUGLAS. In what estate, the Isabela?

Mr. WORCESTER. The friar lands as a whole, sir. Apparently his figures do not apply to the estates which we bought, because he refers to them as applying to a part of the estates only. We find nothing in the old records relative to those estates which can form a satisfactory basis for an estimate, even an approximate estimate, of the number of people actually there in times of peace before the insurrection against Spain occurred. That, of course, like the insurrection against the United States, tended to drive the people into the towns, away from the outlying lands, and it would have changed normal figures. The only information which we can give as to the actual persons on the estates is that at the time of the census of 1903 the total number of individuals was approximately 163,333. Of course it is not true that 60,000 leases represented 60,000 lessees, any more than it is true at the present time that the total of leases and sales represents the number of individual lessees or purchasers. In some cases an individual has quite a number of parcels, and it would be a long and tedious procedure to attempt to ascertain just how many individuals there are on the estates at the present time.

Mr. DOUGLAS. From whence do you arrive at the estimate of 163,000?

Mr. WORCESTER. The estimate of 163,333, which is my estimate of the total population of those estates in 1903, is taken from the census returns. We take the barrios on the estates and find the population of each barrio. That total is probably an exaggeration, because in some cases all the people of a barrio, only a part of which lies on the estate, would be included. The barrios have no fixed limit which shows on any map, but that would be a liberal estimate of the total number of people on the estates at that time.

Mr. DOUGLAS. Will you indicate as near as you can in their order, Mr. Secretary, the most populous of those estates?

Mr. WORCESTER. Of the friar estates?

Mr. DOUGLAS. Yes. I will put that as a question.

Mr. WORCESTER. I could not tell you, sir. Perhaps Capt. Sleeper would be able to tell you. My personal knowledge of these estates is more confined to the remote ones which I have occasion to visit because of the obligation I am under to inspect the territory of the wild people, and Capt. Sleeper has immediate charge of the administration of the thickly populated estates. I think it will be easy, however, for me to supply that information. I will try to secure it for you.

On the Isabela estate at the time the lease was made to Mr. Bruce there were 39 purchasers who had originally been occupants. All occupants had purchased their holdings, and the total area occupied by them was 147.01.

Mr. DOUGLAS. One hundred and forty-seven acres altogether?

Mr. WORCESTER. Yes, sir. That estate was practically unoccupied. With nearly 50,000 acres on the estate, only 147 acres were occupied.

As to the request for information relative to the public lands sold, leased, or homesteaded in the Province of Isabela, the sales have been two, the total acreage being 440 acres. The homesteads granted have numbered 155, with a total of 3,701.62 acres. No public land has been leased. The total transactions in public lands in that province therefore, up to the present time, have amounted to 4,141.67 acres.

There were some other questions—

Mr. DOUGLAS. That includes all the public lands in the province?

Mr. WORCESTER. That includes every transaction in the province since the American occupation, sir.

Referring to the question as to whether Mr. Thayer made application for any more land than was covered by his leases, I will say no, he did not.

The population of Cebu was requested yesterday. At the time of the last census it was 653,727, or 337 to the square mile. The only province in the island with a more dense population being South Ilocos, which has a population of 398 to the square mile.

I think that is all at present, gentlemen.

Mr. CRUMPACKER. We were considering the Tala estate, I believe, when the committee adjourned yesterday?

Mr. WORCESTER. Yes, sir.

Mr. CRUMPACKER. What was the situation about the unoccupied portions of the Tala estate prior to the lease to Mr. Carpenter respecting police protection?

Mr. WORCESTER. It had always been necessary, sir, to give particular attention to that region. It had been a rather notorious resort of lawless characters, and there was a sort of runaway for evildoers who were leaving Manila and its vicinity and taking refuge in the provinces—a runaway which passed through that region.

Mr. CRUMPACKER. As to the execution of the Carpenter lease, I understand there were a large number of applications on the part of natives for leaseholds on that estate?

Mr. WORCESTER. Yes, sir. The fact of the execution of Mr. Carpenter's lease was very generally known to the Filipinos, and as a direct result of that there were a considerable number of applications from Filipinos who had not previously been occupants of that estate or of lands on it.

Mr. CRUMPACKER. State whether those applications were granted.

Mr. WORCESTER. They were granted in every case, sir.

Mr. CRUMPACKER. What is the fact as to Mr. Carpenter waiving his rights under the lease in favor of a native applicant for a leasehold?

Mr. WORCESTER. Mr. Carpenter has waived his rights in favor of all native applicants who have desired to obtain land which he, under his contract, controlled, and has caused it to be publicly known that he will continue to do so.

Mr. CRUMPACKER. Do you know how many acres he has surrendered to native applicants that he might have held under the terms of his contract?

Mr. WORCESTER. That fact has been stated by Mr. Carpenter and incorporated in the record, sir. His figures are taken from the bureau of lands records. I can supply them again if it is desired.

Mr. CRUMPACKER. I do not remember having seen or read in Mr. Carpenter's testimony whether he had exercised his option to purchase yet or not. What is the fact about that?

Mr. WORCESTER. He has not exercised his option to purchase, sir, excepting in connection with a few very small and unimportant tracts.

Mr. CRUMPACKER. State whether, in your opinion, when Mr. Carpenter negotiated the lease for the unoccupied portion of the Tala estate, the condition that police protection be given him by the Government had any effect upon stimulating natives to prompt them to apply for leaseholds in that estate?

Mr. WORCESTER. The fact that Mr. Carpenter went there made them feel safe. The mere presence of an American on the ground gave them a feeling of safety which they would not previously have had. I do not understand that as a result of this condition in Mr. Carpenter's lease there was any change made in the policing of that part of the country. Mr. Carpenter wished to provide against any change; that is, he wished to avoid in the future any relaxation in the precautions which had been taken to make that region safe; but unquestionably his going there stimulated others to go, because they thought if an American could do it, they could.

Mr. CRUMPACKER. The disposition of Filipinos to live in groups in villages is prompted largely by the feeling of safety?

Mr. WORCESTER. Unquestionably, sir.

Mr. CRUMPACKER. So that if there was adequate police protection throughout the Archipelago there would probably be more of a disposition on the part of the natives to take up homesteads and locate on farms?

Mr. WORCESTER. That is undoubtedly true. I have repeatedly seen a practical demonstration of that fact. As conditions relative to public order have improved in the wildest provinces, which come under my immediate executive control, the people begin to scatter out, away from their villages, when they feel that they can do so safely.

Mr. CRUMPACKER. And the fact that an American should buy or lease an estate is regarded as an assurance of the enforcement of law?

Mr. WORCESTER. Yes, sir.

Mr. CRUMPACKER. The bandits in that neighborhood are reluctant about making raids on the property, I presume, of an American?

Mr. WORCESTER. Yes. They are rather a cowardly set, ordinarily, and they make their raids upon people who are pretty defenseless and who hardly know how to go about protecting their rights. I find, on reference to documents, that on the 1st of July of the present year Mr. Carpenter had given up to others 8,958 acres of land which he was entitled to lease. There have been subsequent tracts of land since given up, but I have not the figures for those. I think, however, they were furnished to the committee.

Mr. CRUMPACKER. Mr. Carpenter has given up, according to his own statement, since then nearly a thousand acres, and he has now a tract of over 4,000 acres?

Mr. WORCESTER. Yes, sir; in other words, he has given up more than twice as much as he now holds.

Mr. CRUMPACKER. Has there been any discrimination against native occupants, lessees, and tenants in that estate relating to the rental of property?

Mr. WORCESTER. There has been no discrimination. Would-be lessees, by which I mean Filipinos who desired to lease, were offered the same terms that Mr. Carpenter has, and they did not care to take them on account of the obligation to cultivate the land.

Mr. CRUMPACKER. How long was the application or the negotiation by Mr. Carpenter for this property pending, if you know?

Mr. WORCESTER. I could not state exactly, sir; but it was pending for some considerable time. The negotiations began with a joking conversation between the director of lands and Mr. Carpenter relative to the practicability of Americans carrying on profitable farming operations in the Philippine Islands. Mr. Carpenter, with his intimate acquaintance with the people and his intimate knowledge of the conditions, entertained, I am informed, views somewhat opposed to those of Capt. Sleeper. Mr. Carpenter had originally planned to take up a small tract of land and had considered the Tala estate in that connection, but there had just appeared a bulletin of the Department of Agriculture, which is very brief, and I should like to have it inserted in the record, showing apparently very large profits from small expenditures in connection with the raising of kapok, a species of tree cotton, which does not afford a textile fiber, but affords a fiber valuable for upholstery and purposes of that sort.

The CHAIRMAN. Without objection, the paper may be inserted in the record.

(Following is the paper referred to:)

#### DEPARTMENT OF THE INTERIOR.—BUREAU OF AGRICULTURE.

##### KAPOK.

##### 1. What is kapok?

Answer. Kapok is a soft, silky fiber that resembles cotton. It is principally used as a filling material for pillows, cushions, and mattresses. This fiber is obtained from the kapok tree, which grows in nearly all parts of the Philippine Islands and is largely cultivated in Java.

##### 2. What are some of the local names for kapok?

Answer. English, kapok, tree cotton; Spanish, algodón arboreo; Tagalog, búlac, búbuy; Visayan, doldól; Ilocano, cápas, cápasínglay.

##### 3. How can a kapok industry be established in the Philippine Islands?

Answer. First. There are thousands of kapok trees in the islands at the present time. A large part of the fiber which these trees produce now goes to waste. All of this fiber should be gathered and sold. Provincial and municipal officials should call the attention of the farmers to the value of kapok.

Second. More kapok trees should be planted. This tree is particularly valuable in the Philippine Islands for the small farmer. On a great number of Philippine farms from 10 to 100 kapok trees could be grown without using any land that could be planted to rice, abacá, or other crops. This tree can be planted along roadsides, in dooryards, and on waste land. It grows rapidly, requires but little cultivation, and flourishes on dry, rocky soils. The fiber can be gathered and cleaned by women and children. There is an increasing demand at good prices for all kapok that can be produced.

##### 4. In what provinces can the kapok tree be grown?

Answer. The kapok tree can be profitably grown in every province in the Philippine Islands.

##### 5. How is the kapok tree propagated?

Answer. The kapok tree is propagated either from seed or from cuttings taken from a mature tree.

6. Where can seed and cuttings be obtained?

Answer. Seed or cuttings can be obtained in any locality where there are kapok trees. When they can not be obtained locally, either seed or young plants will be furnished by the bureau of agriculture in Manila.

7. When should kapok trees be planted?

Answer. Kapok trees should be planted early in the rainy season.

8. On what kind of land should kapok trees be planted?

Answer. Kapok trees can be planted on any land that is fairly well drained. They can be planted along roadsides, in dooryards, and in many other places where the land can not profitably be used for other crops.

9. How should kapok trees be planted?

Answer. Kapok trees should be planted in rows about 20 feet apart each way.

10. What cultivation do kapok trees require?

Answer. The only cultivation that kapok trees require is the clearing away of such brush and undergrowth as might prevent the satisfactory development of the young trees.

11. How long after planting can the first kapok be harvested?

Answer. Kapok trees grown from seed begin to bear pods in two years, and in three years should yield a fair crop. When grown from very large cuttings, the young tree will produce a few pods the first year. Small, whiplike cuttings require about the same time to mature as do plants grown from seed.

12. When should kapok be harvested?

Answer. Kapok is harvested early in the dry season, at such time as the pods are fully ripe, and when the seeds can easily be separated from the lint.

13. How is kapok cleaned?

Answer. If kapok is harvested at the proper time, it can be quickly and easily cleaned by hand. The seeds and the pithy core should be separated from the lint, and the latter exposed to the sun for a short time.

14. What is the yield of fiber and of seed?

Answer. One average mature kapok tree should yield 200 pods per year. These 200 pods will yield about  $2\frac{1}{2}$  pounds of lint and 4 pounds of seed. With trees planted 20 feet apart, or 108 trees to the acre, the yield per acre would be 270 pounds of fiber and 432 pounds of seed.

15. What is the value of the fiber and of the seed?

Answer. Cleaned kapok of the best quality was quoted in New York in March, 1907, at  $14\frac{1}{2}$  cents United States currency per pound, or approximately ₱40 per picul. Samples of ordinary Philippine kapok, not thoroughly cleaned, were quoted at the same time at  $12\frac{1}{2}$  cents United States currency per pound, or ₱34.25 per picul. In October, 1907, the price paid in Manila for uncleaned, or partly cleaned, kapok was ₱8.50 per picul. Kapok seed is worth from ₱2 to ₱2.50 per picul in Manila.

16. What returns may be expected per acre?

Answer. A conservative estimate of the value of the lint and seed produced by 1 kapok tree per year is ₱0.50. With approximately 100 trees per acre, the returns per acre would be ₱50, or ₱125 per hectare.

17. What are the prospects for kapok in the Philippine Islands?

Answer. The production of kapok is an industry that might be widely extended throughout the Philippine Islands. This crop is one that can profitably be grown on a large plantation or on the smallest farm. The planting of kapok trees requires but little capital, a small amount of labor, and no carabaos. The trees require practically no care, and flourish on the poorest soils. Kapok is a product the demand for which is constantly growing, and the prices paid for this fiber are higher at the present time than ever before.

Two things are essential in order that the kapok industry in the Philippine Islands be placed on a satisfactory basis: First, all of the kapok now produced in the islands, instead of being allowed to go to waste, should be gathered, carefully cleaned, and placed on the market, so that a demand may be established for Philippine kapok; second, the planting of kapok trees should be encouraged throughout the provinces.

H. T. EDWARDS, *Fiber Expert.*

Mr. WORCESTER. The planting of this tree involves relatively small expense. It is a tree that grows half wild in the Philippines, and, once established, it does not require much cultivation. That also

was one of the things which Mr. Carpenter tells me influenced him in taking up this land; and in fact he has planted kapok in quite large quantities.

Mr. CRUMPACKER. Was the proposition to lease this estate to him widely discussed?

Mr. WORCESTER. It was very generally discussed. Mr. Carpenter took it up with the Governor General and he took it up with me. I have mentioned his discussion of it with the director of lands, but it is known to me personally from statements made by Filipinos that he also discussed it quite freely with Filipinos of varying political opinions to see if anyone could see any objection to it; and from that day to this there has never been, to my knowledge, the slightest objection made on the part of anybody in the Philippines, either prior to or subsequent to the preferring of these charges by Mr. Martin.

Mr. CRUMPACKER. Was Mr. Carpenter a man of considerable means when he negotiated this lease?

Mr. WORCESTER. I could not say whether he was or was not. He had been employed by the Insular Government and previously by the military government, holding responsible positions, which paid reasonable salaries, and his method of living was always economical. I have no personal knowledge of his private means.

Mr. CRUMPACKER. What is his salary now?

Mr. WORCESTER. I do not know, sir; but I will ascertain.

Mr. CRUMPACKER. State whether or not Mr. Carpenter is held in high esteem by the people generally of the islands.

Mr. WORCESTER. I know of no American who is more universally popular with the Filipinos than Mr. Carpenter.

Mr. CRUMPACKER. The duties of his office bring him in contact with people in almost all the provinces, do they not?

Mr. WORCESTER. That is true, and it has long been true. Previously, when he was serving as assistant executive secretary, that portion of the work which related to the affairs of municipalities and provinces was assigned especially to him. His office is full all day of Filipinos, representing practically every walk in life. The people from the highest to the lowest come to his office. He has been a sort of guide, counselor, and friend for Filipinos who were in trouble, and they all feel that they can go to him.

Mr. CRUMPACKER. Was there any criticism of the lease to Mr. Carpenter by any of the newspapers in Manila or anywhere else in the archipelago?

Mr. WORCESTER. I had never heard criticisms of that lease from any source until I read the account of Mr. Martin's speech, or of his activities on the floor. Prior to the time that his final speech was delivered there may have been accounts of those activities sent out.

Mr. CRUMPACKER. Have other American clerks and employees in the public service leased or purchased any friar land or public land?

Mr. WORCESTER. Not to any very considerable extent, sir. I think that Capt. Sleeper has been asked to prepare, and has prepared, a list of the Americans who have purchased friar lands—

Capt. SLEEPER. Public lands.

Mr. WORCESTER. It would be easy, if you desire, to have a list made up showing what Americans had purchased or leased friar lands.

Mr. CRUMPACKER. Will you state if those are chiefly in the public service?

Mr. DOUGLAS. You mean American officials?

Mr. CRUMPACKER. Yes; American officials in the public service.

Mr. WORCESTER. You would like such a list, sir?

Mr. CRUMPACKER. I would like to know if there was a considerable number of sales or leases of friar lands to American officials and others in the public service.

Mr. PARSONS. So far as the leases of public lands are concerned, those are covered by Capt. Sleeper on page 460 of the hearings.

Mr. CRUMPACKER. Are the American contracts segregated?

Mr. PARSONS. It gives the office held by each person.

Mr. WORCESTER. I ought to say in that connection that investment in lands by employees of the Government in the Philippines has been encouraged, not discouraged. We believe that it tends to the stability of the service to have employees obtain reasonable interests there, and this policy is in harmony with the strong effort which has been made to interest anyone who could be persuaded to take up some of the enormous areas of rich agricultural lands which at present lie vacant there and cultivate them, or cause them to be cultivated.

Mr. CRUMPACKER. Outside of the Carpenter lease, state if those lands that were purchased by clerks, officers, and employees in the public service were small areas?

Mr. WORCESTER. I am not aware that any of them have been of such an extent as to attract the attention of anyone.

Mr. CRUMPACKER. And those leases were made by clerks, officers, and employees who were in the classified service, mainly?

Mr. WORCESTER. Largely.

Mr. CRUMPACKER. Now, there was a lease of public lands, some 2,400 and some acres, to Mr. E. L. Worcester?

Mr. WORCESTER. Yes, sir.

Mr. CRUMPACKER. What are the facts in connection with that lease?

Mr. WORCESTER. The statement was originally made by Mr. Martin that that was a lease for a 3,000-acre tract. Inasmuch as the largest amount which may be lawfully leased to any individual is 1,024 hectares, or approximately 2,500 acres—slightly more—such a lease would have been illegal. In point of fact the lease was for 2,443.46 acres. The lease was an ordinary lease for public lands, made out on the usual blank form. It carried with it no special privilege of any sort whatever, and did not differ in any particular from any one of the other several leases for public lands in large tracts which have been made.

Mr. CRUMPACKER. E. L. Worcester is a nephew of yours?

Mr. WORCESTER. E. L. Worcester is my nephew, sir.

Mr. CRUMPACKER. He is an American citizen?

Mr. WORCESTER. He is an American citizen.

Mr. CRUMPACKER. And now lives in the Philippine Islands?

Mr. WORCESTER. He now lives in the Philippine Islands. When it became known to me that my nephew proposed to apply for the privilege of leasing that tract, I thought it would be better if I did not have anything whatever to do with the transaction, and I suggested to the director of lands that he refer the matter directly to the Governor General and have him act on it, so that I might not need to



take any action at all. The papers were sent to my office during my absence, with a note from the director of lands to my private secretary, in which he raised the point that, under the law, it was necessary for me to act. I therefore on my return approved the lease, which my nephew had a right to insist that I do, but in view of the fact that he was my nephew I sent the papers to the Governor General instead of returning them, as I should in any ordinary case have done, directly to the director of lands, and I placed on them the following indorsement:

In view of the fact that the lessee in this instance is a nephew of the secretary of the interior, the fact of the issuance of this lease is called to the attention of the Governor General so that no claim may ever be made that due publicity did not attach to it. The rental charged is that which has been charged invariably for public land of similar character.

This is not the only precaution which was taken to insure publicity for that transaction. An advertisement of it was posted on the bulletin board of the bureau of lands, and I offer in evidence a copy of the notice and the certificate of the director of lands that it was posted on the bulletin board of the bureau of lands from the 15th of May, 1908, until the 2d of July, 1908, both dates inclusive:

GOVERNMENT OF THE PHILIPPINE ISLANDS,  
DEPARTMENT OF THE INTERIOR,  
BUREAU OF LANDS,  
*Manila, May 9, 1908.*

NOTICE OF APPLICATION TO LEASE PUBLIC LANDS.

The undersigned hereby gives notice that he will, on the 2nd day of July, 1908, file with the director of lands, Manila, P. I., an application for a lease to the following-described public land:

Starting at a stake twenty-five meters south of cart road from Cabanatuan to Cabucbucan, at the point known as "Mataas ng Cahoy," about ten miles from Cabanatuan, running north 2,800 meters to stake; thence east 800 meters to stake; thence north 400 meters to stake near stream Mudcong; thence east 800 meters to stake; thence south 2,000 meters to stake; thence west 400 meters to stake; thence south 800 meters to stake; thence west 400 meters to stake; thence south 5,600 meters to stake; thence southwest 1,610 meters to stake; thence northwest 1,501 meters to stake; thence north 2,330 meters to stake; thence east 400 meters to stake; thence north 2,870 meters to point of beginning. Situate in the Barrio of Cabucbucan, municipality of Bongabon, Province of Nueva Ecija, Island of Luzon, Philippine Islands. Containing an area of 988 hectares and 2 areas.

E. L. WORCESTER,  
*Cabanatuan, Nueva Ecija.*  
(Post-office address.)

All claims to the above-described land must be filed in the bureau of lands, Manila, P. I., by twelve o'clock noon on the 2nd day of July, 1908.

C. H. SLEEPER,  
*Director of Lands.*

GOBIERNO DE LAS ISLAS FILIPINAS,  
DEPARTAMENTO DEL INTERIOR,  
OFICINA DE TERRENOS,  
*Manila, 9 de Mayo de 1908.*

AVISO DE SOLICITUD PARA ARRENDAR TERRENOS DEL ESTADO.

Por el presente hace saber el infrascrito, que el día 2 de Julio de 1908, presentará al Director de Terrenos en Manila, I. F., una solicitud pidiendo el arrendamiento del terreno agricola del estado, descrito á continuación:

Partiendo de una estaca que se halla al sur 25 metros de la carretera de Cabanatuan á Cabucbucan en el punto denominado "Mataas ng Cahoy," unos

diez millas de Cabanatuan; desde dicho punto N. 2,800 metros á una estaca; de allí E. 800 metros á una estaca; de allí N. 400 metros á una estaca; cerca del arroyo denominado Mudcong; de allí E. 800 metros á una estaca; de allí S. 2,000 metros á una estaca; de allí O. 400 metros á una estaca; de allí S. 800 metros á una estaca; de allí O. 400 metros á una estaca; de allí S. 5,600 metros á una estaca; de allí SO. 1,610 metros á una estaca; de allí NO. 1,501 metros á una estaca; de allí N. 2,330 metros á una estaca; de allí E. 400 metros á una estaca; de allí N. 2,870 metros al punto de partida situado en el Barrio de Cabucbucan, municipio de Bongabon, Provincia de Nueva Ecija, Isla de Luzón, Islas Filipinas. Comprende una extensión superficial de 988 hectareas y 2 areas.

E. L. WORCESTER,  
*Cabanatuan, Nueva Ecija.*  
(Dirección Postal.)

Todas las reclamaciones adversas sobre el terreno arriba descrito deben ser presentadas en la Oficina de Terrenos en Manila, I. F., antes de las doce del día 2 de Julio de 1908.

C. H. SLEEPER,  
*Director de Terrenos.*

DEPARTMENT OF THE INTERIOR, BUREAU OF LANDS,  
*Manila, July 21, 1908.*

I hereby certify that the attached notice of application to lease public lands made by E. L. Worcester was posted on the bulletin board of the bureau of lands from May 15, 1908, to July 2, 1908, both dates inclusive.

C. H. SLEEPER, *Director of Lands.*

A notice of intention to apply for the lease was also posted on the land, as well as in what we call "the presidencia," which is in effect the municipal building, of the town of Bongabon, in Nueva Ecija, in which this land was at that time supposed to lie.

Mr. MADISON. What Province is that in?

Mr. WORCESTER. The Province of Nueva Ecija, sir. That Province is right here [indicating on map]. I submit documents, properly attested, containing a copy of the notice and showing that it was so published:

GOVERNMENT OF THE PHILIPPINE ISLANDS,  
DEPARTMENT OF THE INTERIOR—BUREAU OF LANDS,  
*Manila, May 9, 1908.*

NOTICE OF APPLICATION TO LEASE PUBLIC LANDS.

The undersigned hereby gives notice that he will on the 2nd day of July, 1908, file with the Director of Lands, Manila, P. I., an application for a lease to the following-described public land:—

Starting at a stake 25 meters south of cart road from Cabanatuan to Cabucbucan at the point known as "Mataas ng Cahoy," about ten miles from Cabanatuan, running north 2,800 meters to stake; thence east 800 meters to stake; thence north 400 meters to stake near stream Mudcong; thence east 800 meters to stake; thence south 2,000 meters to stake; thence west 400 meters to stake; thence south 800 meters to stake; thence west 400 meters to stake; thence south 5,600 meters to stake; thence southwest 1,610 meters to stake; thence northwest 1,501 meters to stake; thence north 2,330 meters to stake; thence east 400 meters to stake; thence north 2,870 meters to point of beginning. Situate in the barrio of Cabucbucan, municipality of Bongabon, Province of Nueva Ecija, island of Luzon, Philippine Islands, containing an area of 988 hectares and 2 areas.

E. L. WORCESTER,  
(Signature of applicant.)  
*Cabanatuan, Nueva Ecija.*  
(Post-office address.)

All claims to the above-described land must be filed in the Bureau of Lands, Manila, P. I., by twelve o'clock noon on the 2nd day of July, 1908.

C. H. SLEEPER,  
*Director of Lands.*

GOBIERNO DE LAS ISLAS FILIPINAS,  
DEPARTAMENTO DEL INTERIOR—OFICINA DE TERRENOS,  
*Manila, 9 de Mayo de 1908.*

AVISO DE SOLICITUD PARA ARRENDAR TERRENOS DEL ESTADO.

Por el presente hace saber el infrascrito, que el día 2 de Julio de 1908, presentará al Director de Terrenos en Manila, I. F., una solicitud pidiendo el arrendamiento del terreno agrícola del Estado, descrito á continuación:—

Partiendo de una estaca que se halle al Sur 25 metros de la carretera de Cabanatuan á Cabucbucan en el punto denominado "Mataas ng Cahoy," unos diez millas de Cabanatuan; desde dicho punto N. 2,800 metros á una estaca; de allí E. 800 metros á una estaca; de allí N. 400 metros á una estaca; cerca del arroyo denominado Mudcong; de allí E. 800 metros á una estaca; de allí S. 2,000 metros á una estaca; de allí O. 400 metros á una estaca; de allí S. 800 metros á una estaca; de allí O. 400 metros á una estaca; de allí S. 5,600 metros á una estaca; de allí SO. 1,610 metros á una estaca; de allí NO. 1,501 metros á una estaca; de allí N. 2,330 metros á una estaca; de allí E. 400 metros á una estaca; de allí N. 2,870 metros al punto de partida, situado en el barrio de Cabucbucan, municipio de Bongabon, Provincia de Nueva Ecija, Isla de Luzon, Islas Filipinas. Comprendo una extensión superficial de 988 hectares y 2 areas.

E. L. WORCESTER,  
(Firma del Solicitante.)  
*Cabanatuan, Nueva Ecija.*  
(Dirección Postal.)

Todas las reclamaciones adversas sobre el terreno arriba descrito deben ser presentadas en la Oficina de Terrenos en Manila, I. F., antes de las doce del día 2 de Julio de 1908.

\_\_\_\_\_  
*Director de Terrenos.*

DECLARACION JURADA.

**ISLAS FILIPINAS,**

*Provincia de Nueva Ecija, Municipio de Bongabon:*

Yo, E. C. Worcester, el solicitante del arrendamiento del terreno agrícola del Estado descrito en mi solicitud de arrendamiento No. 45, previo juramento en debida forma, depongo y digo: Que una copia del anuncio adherido á la presente fué fijado en cada uno de los siguientes lugares:

1. En un lugar visible del terreno descrito en dicho anuncio.
2. En la puerta principal de la casa municipal del Municipio de Bongabon.
3. En el tablero de anuncios del barrio de Cabucbucan y quedó fijado en dichos lugares durante el periodo de 6 semanas consecutivas, en las fechas siguientes: May 16th to July 2nd, 1908, inclusive.

E. C. WORCESTER,  
*Solicitante.*

Suscrito y jurado ante mí en el municipio de Bongabon, Provincia de Nueva Ecija, Islas Filipinas, hoy 2nd de July de 1908.

[SEAL.]

LORENZO KAHUKOM,  
*Funcionario autorizado para recibir juramentos.*

NOTARIO PUBLICO,  
*Cuyo Cargo Oficial, inspira el 31, de Diciembre, 1908.*

Cedula personal 52501.

Fecha en que fué expedida July 2, 1908.

Sitio en que fué expedida Bongabon, Nueva Ecija.

Mr. PARSONS. It was in the Province of Isabela?

Mr. WORCESTER. No, sir; in the Province of Nueva Ecija. The notice of the intention to apply for this land was published for six weeks, once a week, in a newspaper called the Manila Daily Bulletin. This paper is printed in English and is a usual medium for making known to the public at large facts relative to proposed transactions in public lands. It is the source to which the public looks for in-

formation on that subject. I offer in evidence a clipping from that newspaper, with a sworn statement from the director, as he is called in Spanish, or the managing editor, I suppose you may say, attesting the fact that it was so published:

GOVERNMENT OF THE PHILIPPINE ISLANDS,  
DEPARTMENT OF THE INTERIOR, BUREAU OF LANDS,  
*Manila, May 9, 1908.*

NOTICE OF APPLICATION TO LEASE PUBLIC LANDS.

The undersigned thereby gives notice that he will, on the 2d day of July, 1908, file with the director of lands, Manila, P. I., an application for a lease to the following-described public land:

Starting at a stake 25 meters south of cart road from Cabanatuan to Cabucbucan, at the point known as "Mataas ng Cahoy," about 10 miles from Cabanatuan, running north 2,800 meters to stake; thence east 800 meters to stake; thence north 400 meters to stake near stream Mudcong; hence east 800 meters to stake; thence south 2,000 meters to stake; thence west 400 meters to stake; thence south 800 meters to stake; thence west 400 meters to stake; thence south 5,600 meters to stake; thence southwest 1,610 meters to stake; thence northwest 1,501 meters to stake; thence north 2,330 meters to stake; thence east 400 meters to stake; thence north 2,870 meters to point of beginning. Situate in the barrio of Cabucbucan, municipality of Bongabon, Province of Nueva Ecija, island of Luzon, Philippine Islands. Containing an area of 988 hectares and 2 ares.

E. L. WORCESTER,  
(Signature of applicant.)  
*Cabanatuan, Nueva Ecija,*  
(Post-office address.)

All claims to the above-described land must be filed in the bureau of lands, Manila, P. I., by 12 o'clock noon, on the 2d day of July, 1908.

C. H. SLEEPER,  
*Director of Lands.*

M 19-26 J 2-9-16-23

GOBIERNO DE LAS FILIPINAS,  
DEPARTAMENTO DEL INTERIOR, OFICINA DE TERRENOS,  
*Manila, 9 de Mayo de 1908.*

AVISO DE SOLICITUD PARA ARRENDAR TERRENOS DEL ESTADO.

Por el presente hace saber el infrascrito, que el día 2 de Julio de 1908, presentara al director de terrenos en Manila, I. F., una solicitud pidiendo el arrendamiento del terreno agrícola del Estado, descrito a continuacion.

Partiendo de una estaca que se halla al Sur 25 metros de la carretera de Cabanatuan a Cabucbucan en el punto denominado "Mataas ng Cahoy," unos diez millas de Cabanatuan; desde dicho punto N. 2.800 metros a una estaca; de alli E. 800 metros a una estaca; de alli N. 400 metros a una estaca cerca del arroyo denominado Mudcong; de alli E. 800 metros a una estaca; de alli S. 2.000 metros a una estaca; de alli O. 400 metros a una estaca; de alli S. 800 metros a una estaca; de alli O. 400 metros a una estaca; de alli S. 5.600 metros a una estaca; de alli SO. 1.610 metros a una estaca; de alli NO. 1.501 metros a una estaca; de alli N. 2.330 metros a una estaca; de alli E. 400 metros a una estaca; de alli N. 2.870 metros al punto de partida, situado en el barrio de Cabucbucan, municipio de Bongabon, provincia de Nueva Ecija, isla de Luzon, Islas Filipinas. Comprende una extension superficial de 988 hectareas y 2 areas.

E. L. WORCESTER,  
(Firma del Solicitante.)  
*Cabanatuan, Nueva Ecija,*  
(Direccion Postal.)

Todas las reclamaciones adversas sobre el terreno arriba descrito deben ser presentadas en la oficina de terrenos en Manila, I. F., antes de las doce del día 2 de Julio de 1908.

C. H. SLEEPER,  
*Director de Terrenos.*

[Declaracion jurada.—Islas Filipinas, Provincia de Rizal, Municipio de Manila, ss.]

Yo, Carson Taylor, director del Manila Daily Bulletin, periodico diario, que se publica en el Municipio de Manila, Provincia de Rizal, Islas Filipinas, habiendo primeramente prestado el debido juramento, declaro y digo: que el annuicion impreso adherido á la presente, fué publicado en dicho periodico en la edicion ordinaria y no en un suplemento, una vez á la semana, durante 6 semanas consecutivas, en las siguientes fechas Mayo 19, 26, Junio 2, 9, 16, 23 de 1908.

CARSON TAYLOR,  
*Director del Periodico.*

Suscrito y jurado ante mi en el municipio de Manila, Provincia de Rizal, Islas Filipinas, hoy, 23 de Junio del 1908.

[SEAL.]

C. W. O'BRIEN,  
*Funcionario autorizado para racibir juramentos.*

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*Cargo Oficial.*

Cedula personal No. F 1304817.  
Fecha en que se expedió Feb. 3. 08.  
Sitio en que fue expedido Manila.

A copy of this notice translated into the Spanish language was published once a week for six weeks in one of the leading Spanish papers of Manila called El Comercio. I submit a clipping cut from that paper, showing the publication of the notice, and a sworn statement from the proper person connected with that paper to show that it was so published:

Government of the Philippine Islands. Department of the Interior. Bureau of Lands. Manila, May 9, 1908.—Notice of application to lease public lands.—The undersigned hereby gives notice that he will on the 2nd day of July, 1908, file with the director of lands, Manila, P. I., an application for a lease to the following-described public land: Starting at a stake 25 meters south of cart road from Cabanatuan to Cabucbucan at the point known as "Mataas ng Cahoy," about 10 miles from Cabanatuan, running north 2,800 meters to stake; thence east 800 meters to stake; thence north 400 meters to stake near stream Mudcong; thence east 800 meters to stake; thence south 2,000 meters to stake; thence west 400 meters to stake; thence south 800 meters to stake; thence west 400 meters to stake; thence south 5,600 meters to stake; thence southwest 1,610 meters to stake; thence northwest 1,501 meters to stake; thence north 2,330 meters to stake; thence east 400 meters to stake; thence north 2,870 meters to point of beginning. Situate in the barrio of Cabucbucan, municipality of Bongabon, Province of Nueva Ecija, Island of Luzon, Philippine Islands. Containing an area of 988 hectares and 2 area.—E. L. WORCESTER (signature of applicant). Cabanatuan, Nueva Ecija, post-office address. All claims to the above-described land must be filed in the bureau of lands, Manila, P. I., by 12 o'clock noon on the 2nd day of July, 1908.—C. H. SLEEPER, Director of Lands.

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Gobierno de las Islas Filipinas Departamento del Interior Oficina de Terrenos, Manila, 9 de mayo de 1908.—Aviso de solicitud para arrendar terrenos del Estado.—Por el presente hace saber el infrascrito, que el día 2 de julio de 1908, presentará al Director de Terrenos en Manila, I. F., una solicitud pidiendo el arrendamiento del terreno agrícola del Estado descrito á continuación: Partiendo de una estaca que se halta al Sur 25 metros de la carretera de Cabanatuan á Cabucbucan en el punto denominado "Mataas ng Cahoy," unas diez millas Cabanatuan; desde dicho punto N. 2,800 metros á una estaca; de allí E. 800 metros á una estaca; de allí N. 400 metros á una estaca; cerca del arroyo denominado Mudcong; de allí E. 800 metros á una estaca; de allí S. 2,000 metros á una estaca; de allí O. 400 metros á una estaca; de allí S. 800 metros á una estaca; de allí O. 400 metros á una estaca; de allí S. 5,600 metros á una estaca; de allí SO. 1,610 metros á una estaca; de allí NO. 1,501 metros á una estaca; de allí N. 2,330 metros á una estaca; de allí E. 400 metros a una estaca; de allí N. 2,870 metros al punto de partida, situado en el barrio de Cabuc

bucan, municipio de Bongabon, provincia de Nueva Ecija, Isla de Luzon, Islas Filipinas Comprende una extensión superficial de 988 hectáreas y 2 áreas.—E. L. WORCESTER (firma del solicitante). Cabanatuan, Nueva Ecija, dirección postal. Todas las reclamaciones adversas sobre el terreno arriba descrito deben ser presentadas en la oficina de Terrenos en Manila, I. F., antes de las doce del día, 2 de julio de 1908.—C. H. SLEEPER, Director de Terrenos.

[Declaracion Jurada. Islas Filipinas. Provincia de Manila ss. Municipio de Manila.]

Yo, José de Loyzaja y Ajeo, director del El Comercio, periodico diario (diario 6 semanal) que se publica en el Municipio de Manila, Provincia de Manila, Islas Filipinas, habiendo primeramente prestado el debido juramento, declaro y digo: que el anuncio impreso adherido á la presente, fué publicado en dicho periodico en la edición ordinaria y no en un suplemento, una vez á la semana, durante seis semanas consecutivas, en las siguientes fechas 19, 26 mayo, 2, 9, 16, 23 junio de 1908.

JOSÉ DE LOYZAJA Y AJEO,  
*Director del Periodico.*

Suscrito y jurando ante mi en el municipio de Manila, Provincia de Manila, Islas Filipinas, hoy, 26 de junio de 1908.

[SEAL.]

ANTONIO M. OPISSO,  
*Notario Publico.*

El nombramiento termina el 31 de diciembre de 1908.

Cedula personal No. 1294927.

Fecha en que se expidió, 9 enero 1908.

Sitio en que fue expedido, Manila.

Mr. CRUMPACKER. Was E. L. Worcester ever in the public service in the Philippine Islands?

Mr. WORCESTER. No, sir. E. L. Worcester was offered at different times several remunerative positions in the public service, but I requested him to decline them in view of the fact that he was my nephew. Upon an outbreak of a very severe epidemic of anthrax among the cattle in the subprovince of La Panto, where he happened to be at that time, he was taken on as a temporary employee of the bureau of agriculture, and worked night and day until that epidemic was suppressed, and then he was immediately dropped from the rolls. I declined to approve a request of the director of agriculture that he be allowed to continue him in the service, as I did not think it was desirable that my nephew should be in the public service of the Philippine Islands, and he was willing to accede to my views in that matter.

Mr. CRUMPACKER. How long had he lived in the Philippines before he made this lease?

Mr. WORCESTER. My recollection is, sir, that he arrived there at the end of 1903 or very early in 1904.

Mr. CRUMPACKER. And the lease was made when?

Mr. WORCESTER. It was approved on March 15, 1909, and forwarded to me. I can not say the exact date on which I affixed my signature; it must have been on the day that it was received, because on that day I forwarded it by indorsement to the governor general, approved.

Mr. CRUMPACKER. Of course you had no personal interest in this lease or leasehold, direct or indirect?

Mr. WORCESTER. I had no interest, no financial or business interest, direct or indirect, of any nature whatsoever in that lease or leasehold. Under the laws of the Philippines Islands that lease can

not be transferred or assigned without the approval of the secretary of the interior, which would necessarily be a matter of public record.

Mr. CRUMPACKER. You had no discretion respecting the approval of that lease under the circumstances, had you, Mr. Secretary?

Mr. WORCESTER. I understand that the only discretion vested in me was as to the amount of the rental. The lease I was under obligation to grant, in view of the fact that under the law my nephew was entitled to demand it.

Mr. CRUMPACKER. The rental was fixed at 50 centavos a hectare?

Mr. WORCESTER. Yes, sir.

Mr. CRUMPACKER. That is the minimum rental provided in the law?

Mr. WORCESTER. It is the minimum rental, sir.

Mr. CRUMPACKER. What is the fact as to all leases of public lands, of unoccupied, unimproved public lands, having been rented at the minimum rental?

Mr. WORCESTER. Every lease issued for public lands, which were not in the nature of town lots, from being on the edge of settlements, or even within settlements, has been at the minimum rate of rental.

Mr. CRUMPACKER. And the period, the term, was the maximum period or term provided by the law, 25 years?

Mr. WORCESTER. It was the maximum term, and in that respect the lease does not differ from others. The lessees, who have applied for tracts of public land, have uniformly asked for the maximum term granted by the law.

Mr. CRUMPACKER. The option is contained in the lease, giving the lessee the right to re-lease for another 25 years?

Mr. WORCESTER. As I remember, there is nothing in the lease itself which confers that privilege, but the law states that the lessee shall have such privilege.

Mr. CRUMPACKER. And the law fixes, I believe, the minimum rental for the second period at one and one half pesos per hectare?

Mr. WORCESTER. No, sir. That is the maximum rental, not the minimum.

Mr. PARSONS. For the second period?

Mr. WORCESTER. For the first period a minimum rental is fixed and for the second period a maximum rental, the purpose doubtless being to protect the lessee after he has made his improvements and brought his land under cultivation.

Mr. CRUMPACKER. Oh, I had a different notion of it. About how far is this estate from Manila?

Mr. DOUGLAS. You mean the Worcester land?

Mr. CRUMPACKER. Yes; the Worcester land.

Mr. WORCESTER. Roughly, 70 miles, sir; 60 miles of railway and 10 miles of other transportation, the character of which depends on the time of year.

Mr. CRUMPACKER. Are there other public lands in that same vicinity, of the same general character, open to lease or purchase?

Mr. WORCESTER. Yes, sir. One of the extensive tracts of available unoccupied agricultural public land stretches to the north and to the northeast and to the northwest for a very long distance. I am told that a man on a horse in a day can not ride to the end of this great plain. I have ridden northward for about half a day myself without arriving at a place where I could see to the end.

Mr. CRUMPACKER. I have nothing further that I want to ask you.

Mr. DOUGLAS. I wanted to ask you in that same connection a few questions, Mr. Secretary. What public criticism, newspaper or other criticism, was made of this lease in Manila?

Mr. WORCESTER. Well, sir; there is a difference of opinion as to whether there was any criticism. I thought there was, and I thought that that criticism was of such a nature as to reflect very severely on me; and the public prosecutor of the city of Manila also thought there was.

Mr. DOUGLAS. In the first place, what was the comment in reference to it? Was it in a newspaper?

Mr. WORCESTER. Yes, sir.

Mr. DOUGLAS. How long after this transaction was the comment published?

Mr. WORCESTER. I can tell you that in a moment. It was published on the 24th day of October, 1908.

Mr. DOUGLAS. And the lease was made when?

Mr. WORCESTER. We just entered the date in the record.

Mr. DOUGLAS. Yes; but I just wanted to bring the two into juxtaposition.

Mr. WORCESTER. The date I gave you for the original publication was incorrect. The 30th of October, 1908, seems to have been the date on which this article appeared.

Mr. DOUGLAS. In what paper did it appear?

Mr. WORCESTER. It appeared in the paper called "El Renacimiento." I shall have to change my statement as to whether that article could have referred to this transaction as having been consummated, because the lease was approved, apparently, on the 15th of March, 1909; but I think that the documents there, relative to the time when notification of the proposed transaction was made public, will show that that was presumably the one referred to. At all events, if I may be allowed to continue my statement——

Mr. DOUGLAS. Certainly——

Mr. WORCESTER. When the case was brought to trial the public prosecutor of the city of Manila brought suit for criminal libel against the persons believed to have been responsible for the article, in which appeared, among other things, the following reference:

Giving an admirable impulse to the discovery of wealthy lodes in Mindanao and Mindoro, and other virgin regions of the archipelago, with the money of the people, and under the pretext of the public good, when, as a strict matter of truth, the object is to possess all the data and the key to the national wealth for his essentially personal benefit, as is shown by the acquisition of immense properties registered under the names of others.

Mr. DOUGLAS. The person referred to there, as shown by the context, was yourself?

Mr. WORCESTER. It was unmistakably shown by the context of the article that no one else could have been intended, because it contained references to acts which were publicly known to have been performed by me and by no one else, so that there was no room for doubt as to who was meant, although my name did not appear in the text of the article. An effort was made in connection with the criminal case to show that I was interested in this particular piece of property, but later it was abandoned; and the defense set up, before the end of the case, the claim that the article did not refer to me. The judge



thought that it did refer to me and sentenced three of the persons responsible for it to periods of six and six and eight months in the penitentiary, respectively, and ordered them in addition to pay fines of two to three thousand pesos each. I then brought a civil suit for damages against the editors and owners of the paper, and in connection with that suit the defense placed a witness on the stand who swore that I was known to be a man of such high character that no one could believe that article referred to me. The judge, however, did not think so, and he asked them to pay me \$30,000 damages.

The CHAIRMAN (jocularly). The judge did not think you were a man of such high character? [Laughter.]

Mr. DOUGLAS. What judge tried that case?

Mr. WORCESTER. The judge in the criminal case was Judge Cross-street and the judge in the civil case was Judge Jenkins.

Mr. DOUGLAS. And the result of that civil suit was that you recovered a judgment for 30,000 pesos?

Mr. WORCESTER. No, sir; \$30,000—60,000 pesos.

Mr. PARSONS. What business was your nephew engaged in?

Mr. WORCESTER. Prior to occupying that land?

Mr. PARSONS. Yes, sir.

Mr. WORCESTER. He came to the Philippines in the first instance to endeavor to ship to the United States the bulbs of a very wonderful wild lily that we have growing in the mountains of northern Luzon. It was thought that it might be possible to get the bulbs here at such time that the flowers could be had at Easter, and for some time he was engaged in the gathering and shipping of these bulbs, but that did not prove worth following up. He also brought with him some very high-grade American dairy animals.

Mr. DOUGLAS. You referred to some wonderful lilies; what was wonderful in that respect?

Mr. WORCESTER. They are wonderful for their beauty; it is a magnificent flower.

As I said, he brought with him some high-grade dairy animals and thought to enter that business. There is a great shortage of fresh milk in Manila, and canned milk and other dairy products form a large item in our imports. We had learned to protect cattle from rinderpest. But on this importation of cattle there was demonstrated the existence of another cattle disease there known as tick fever, which killed all but one of them. He afterwards went into the business of raising beef cattle, but thought best to abandon that because of an outbreak of another very destructive cattle disease, which can not be eradicated without great difficulty. This disease is known as anthrax, and it may reappear on ground where animals have had it 10 or 15 years previously—that is, 10 or 15 years after the disease has apparently disappeared. As he was able to dispose of his cattle advantageously, he did so, and took up this farm, where he has been raising rice, corn, and hogs, and planting coconuts.

Mr. PARSONS. Is the land irrigated?

Mr. WORCESTER. No, sir; but the land is such that no irrigation is required.

Mr. HAMILTON. Is it upland rice?

Mr. WORCESTER. No, sir; but irrigation water is not really necessary on this land, because it is partially flooded during the rainy season.

He is also engaged quite extensively in the raising of hogs. It has been found that a cross between a Berkshire hog and the native hog does well, and he can dispose of these so-called mestizo hogs as fast as he can raise them.

The CHAIRMAN. Are the razorback hogs raised there?

Mr. WORCESTER. The Philippine hog, the ordinary domestic Philippine hog, is a razorback; he is the original razorback, I think, and he flourishes very well. It is a good country for hog growing.

Mr. PARSONS. Does he own any other property?

Mr. WORCESTER. No, sir.

Mr. PARSONS. Nor lease any other?

Mr. WORCESTER. No, sir. At the time that he arrived there the public-land act was not in effect, and he simply occupied land in expectation of making application when the law went into operation—in the first instance in Benguet Province and subsequently in Lepanto.

Mr. PARSONS. Did he go there at your suggestion?

Mr. WORCESTER. Yes, sir.

Mr. PARSONS. Why did you think it was undesirable for him to be in the Government service?

Mr. WORCESTER. Simply because there exists this tendency to accuse one of favoring his relatives. At the time an opportunity was offered him to enter the service the bureau of agriculture was under my control, and I did not care to have my nephew as a subordinate in that bureau.

Mr. PARSONS. Why did he go out there?

Mr. WORCESTER. His father and mother were getting old, and suffered very severely from the effects of the Vermont winters, and it was not thought that they could live long if they continued there. I thought he might make a home for them, so as to give them the advantage of our climate, which is well known to be particularly favorable to old people, and, also, I thought the islands afforded good opportunity for a young man of his practical training and his willingness to engage in hard work.

Mr. PARSONS. Where does he live?

Mr. WORCESTER. On this land, and his father and mother live with him.

Mr. PARSONS. Is he a married man?

Mr. WORCESTER. Yes, sir; he is married and has children.

Mr. PARSONS. You stated that this land was in Bongabon and Cabanatuan?

Mr. WORCESTER. Yes, sir; it is in the two towns; at the outset there was a dispute as to the boundary, as each town wanted to collect the taxes, and finally a compromise was reached by running the line through the middle of the property, and by this arrangement the taxes are divided between the two towns.

Mr. PARSONS. Does he pay the taxes?

Mr. WORCESTER. Yes, sir.

The CHAIRMAN. How long did he occupy that land south of Bongabon?

Mr. WORCESTER. I think about a year and a half, possibly two years.

Mr. JONES. Since this land was leased to your nephew has the Government built any roads through it on in its direction?

Mr. WORCESTER. No, sir; there is no real road to it; that whole part of the country is one great flat. During the dry season it is possible to drive with a wheeled vehicle almost anywhere. When the wet season comes on people are likely to plant rice right across the track last used, and on account of the little dikes which they raise the "road" has to go elsewhere the following year. There is no permanent highway through the place.

Mr. JONES. Then, there is no highway to this tract?

Mr. WORCESTER. No, sir; it is possible, however, to go to it in wheeled vehicles during the dry season, if one does not mind being bumped around.

Mr. JONES. And no public bridges?

Mr. WORCESTER. The last time I went up there I had to dismount and cross on foot a bridge in the outskirts of Cabanatuan because it was unsafe. That is the only bridge that I remember. One fords or swims the other streams, as the case may be.

Mr. MARTIN. Before proceeding with another witness, I desire to ask the committee for permission to question Mr. Worcester.

Mr. HAMILTON. Before any action is taken by the committee on that request I want to suggest that Mr. Worcester stated yesterday that somewhere in the course of the hearing he desired to add or incorporate a general statement of some sort.

Mr. WORCESTER. I would be glad to make that general statement at or near the close of this investigation. Mr. Martin has stated a purpose to set forth what he conceives to be the colonial land policy of the United States.

The CHAIRMAN. We are not going into the question of the colonial land policy of the United States. We do not think we have anything to do with that, except as we find it in the statutory law.

Mr. WORCESTER. Mr. Martin has, however, called attention to a statement of the Secretary of War, that in view of the fact that objections have been raised to the selling of friar lands in large tracts, in excess of 1,024 hectares, no action will be taken looking to further such sales until the matter has been threshed out in Congress. After all objections that can be brought by Mr. Martin have been stated, I should like personally to present to the committee the reasons why I think it desirable that the present policy relative to the leasing of unoccupied friar lands should be continued. I will make that statement very brief. Before making it, however, I should like to hear what Mr. Martin has to say on the subject.

Mr. JONES. I hope it will be the sense of the committee to permit Mr. Martin to ask questions of the witness.

Mr. PARSONS. I wish you would turn, Mr. Secretary, to page 460 of the hearings, part 5, showing a list of all applications for lease of public lands since July 1, 1902, in effect on September 30, 1910, indicating the Government employees who have applied for such leases. Are you familiar with these matters?

Mr. WORCESTER. No, sir; I can not say that I am, except possibly in individual instances.

Mr. PARSONS. I notice that J. R. Wilson has leased 1,000 hectares for 25 years, and that he is assistant director of the bureau of lands at a salary of \$3,750.

Mr. WORCESTER. Yes, sir; I know what use is being made of that land; it is being used to establish a coconut plantation.

Mr. PARSONS. Where is it located?

Mr. WORCESTER. It is about 40 miles north of Zamboanga.

Mr. PARSONS. At the time the application was granted was Mr. Wilson the assistant director of the bureau of lands?

Mr. WORCESTER. I can not say, but I suspect that at the time he was the clerk of the court of land registration. I will ascertain.

Mr. PARSONS. Where is his office?

Mr. WORCESTER. His office is in what is called the Oriente Building in the city of Manila.

Mr. PARSONS. I notice the first name is Ira D. Cobb, a teacher, who was removed September, 1906.

Mr. WORCESTER. You will see that these are only applications; if you were to obtain the list of applications granted, you would, I think, find that most of these have been abandoned.

Mr. PARSONS. This is a list of applications in effect on September 30, 1910, and I would therefore suppose that they were in effect now; they are presumably pending if not stricken from the record.

Mr. WORCESTER. I know Mr. Cobb personally.

Mr. PARSONS. Was a lease made to him?

Mr. WORCESTER. I think not; I understand that he began planting on his land and then abandoned it.

Mr. PARSONS. O. V. Wood, do you know him?

Mr. WORCESTER. No, sir.

Mr. PARSONS. Loren L. Day, assistant treasurer, 1,024 hectares for 25 years?

Mr. WORCESTER. I do not know him.

Mr. PARSONS. Gabino R. Bautista, ranger, bureau of forestry, 104 hectares for 25 years?

Mr. WORCESTER. No, sir; I do not know him.

Mr. PARSONS. J. M. Liddell, do you know him?

Mr. WORCESTER. Mr. Liddell is no longer in the Government service.

Mr. PARSONS. Was this lease made to him before or after he resigned?

Mr. WORCESTER. I can not state positively, but I think after he resigned. I do know that he never did anything on that property before he resigned.

Mr. PARSONS. Where was this property?

Mr. WORCESTER. On the east coast of Mindoro, south of the town of Bongabon.

Mr. PARSONS. E. W. Ames, captain surgeon, Moro Province; do you know him?

Mr. WORCESTER. No, sir.

Mr. PARSONS. Guillermo Garcia, do you know him?

Mr. WORCESTER. No, sir.

Mr. PARSONS. Do you know anything about the circumstances of these applications to make leases?

Mr. WORCESTER. No, sir. The applicants would have to comply with the ordinary requirements in every case; the applications must be posted on the bulletin board of the bureau of lands, and must be published once a week for six weeks in two papers, one in the English and one in the Spanish language, in the city of Manila. They must also be posted in the towns adjacent to the land. Ample precautions are taken to insure publicity for these applications.

Mr. PARSONS. Lewis Main, captain Philippine Constabulary; do you know him?

Mr. WORCESTER. I have never seen him.

Mr. PARSONS. O. B. Burrell, agricultural inspector; do you know him?

Mr. WORCESTER. No, sir.

Mr. PARSONS. Mindanao Estates Company, Merton L. Miller, president; also chief of the division of ethnology, bureau of science?

Mr. WORCESTER. I know him, personally.

Mr. PARSONS. Was that application granted?

Mr. WORCESTER. That application, I suppose, has been granted. I know that hemp has been planted on the land.

Mr. PARSONS. Do you know R. C. Round, law clerk, bureau of internal revenue?

Mr. WORCESTER. No, sir.

Mr. PARSONS. Do you know L. A. Schoppe, clerk, bureau of supplies?

Mr. WORCESTER. No, sir.

Mr. PARSONS. E. E. Christen, teacher-inspector, bureau of forestry, for 500 hectares; do you know him?

Mr. WORCESTER. No, sir.

Mr. PARSONS. The Siasi Plantation & Trading Co.?

Mr. WORCESTER. I know in a general way that they are growing rubber in the island of Lapac, directly across from Siasi.

Mr. PARSONS. Laiz Trading & Development Co., R. M. Shearer, president, special agent in the executive bureau?

Mr. WORCESTER. I know him very well.

Mr. PARSONS. Where is that land?

Mr. WORCESTER. I do not know where the land is.

Mr. PARSONS. The Wilson Plantation Co., L. F. Patstone, superintendent of department of engineering and public works; do you know him?

Mr. WORCESTER. I have met him casually, but have no personal acquaintance with him.

Mr. PARSONS. Following that is a table of leases executed for public lands during the period from July 24, 1904, to September 30, 1910. Are these in addition to the foregoing?

Mr. WORCESTER. No, sir; I think not. I think the forms show the applications and later the leases. No; I think they are probably an addition to the others; these are the only leases that had been granted up to that time.

Mr. PARSONS. Do you know William J. Crampton, chief division of inspections, bureau of customs?

Mr. WORCESTER. No, sir.

Mr. PARSONS. The Ohta Development Co.?

Mr. WORCESTER. I do not know anything about that company.

Mr. PARSONS. The Malalag Plantation Co., E. F. Cochrane, agent, quartermaster's department?

Mr. WORCESTER. I do not know him.

Mr. PARSONS. In cases where these applications were granted and the leases made to people in the Philippine service, was that done in pursuance of the policy that you say you encouraged? You stated that you encouraged Americans there to take up lands.

Mr. WORCESTER. We did everything we could to get people to take up the lands. We have urged many of these people who have applied for leases to go ahead and perfect them. What most of them are doing is to experiment on their land for awhile with a view of determining what the prospects are; they settle on the land for this purpose.

Mr. PARSONS. Do they settle on the land as squatters?

Mr. WORCESTER. I do not think it fair to call them that. I think most of them mean to go ahead with the plantations if they seem likely to prove profitable.

Mr. PARSONS. Can they transfer them?

Mr. WORCESTER. They can transfer them, but not without the approval of the director of lands and that of the Secretary of the Interior.

Mr. PARSONS. I asked you yesterday for the plans of the Piedad estate; have you got them?

Mr. WORCESTER. Yes, sir. [Exhibits plans.]

The CHAIRMAN. Mr. Worcester, in the statement of sales at Baguio the areas are given in square meters?

Mr. WORCESTER. Yes, sir.

The CHAIRMAN. Can you tell me how a square meter compares with an acre?

Mr. WORCESTER. A square meter is just a little more than a square yard.

The CHAIRMAN. About how many square meters does it take to make an acre?

Mr. WORCESTER. This [indicating the map] contains about 10 acres—

Mr. DOUGLASS. There are 39,676 square meters in the 10 acres.

Mr. PARSONS (examining map). I have asked for these maps, because I wanted to see the character of the improvements.

Mr. HAMILTON (indicating map). As I understand it, these are surveys of the occupied lands; these are actual holdings of friar lands?

Mr. WORCESTER. Yes, sir.

The CHAIRMAN. Mr. Worcester, you do not make sales there by sections, quarter sections, and half sections, do you?

Mr. WORCESTER. No, sir; my recollection is that the law provides that wherever practicable the lands shall be sold in rectangular divisions of 64 hectares.

The CHAIRMAN. How about the friar lands?

Mr. WORCESTER. The holdings are very irregular.

Mr. PARSONS. I wish you would turn to page 161 of the hearings, part 2. That is a list of leases canceled and expired during the month of September, 1906. Do those numbers refer to parcels of the estate?

Mr. WORCESTER. They seem to refer to the numbers of the leases; I take them to be file numbers.

Mr. PARSONS. They do not refer to the parcels, then?

Mr. WORCESTER. No, sir.

Mr. PARSONS. Have you any statement here showing the number of the parcels in the friar estates?

Capt. SLEEPER. I have that in my office, except in so far as we are now dividing these parcels in two or more, where different people want different parts of them.

Mr. PARSONS. I wish you would put that in the record at this point.

Mr. HAMILTON. Mr. Parsons asked for certain information from Capt. Sleeper. Is that going in the record?

The CHAIRMAN. Capt. Sleeper, submit that record to the clerk so that it may go into the record at this point.

Capt. SLEEPER. Yes, sir.

(The above-mentioned record will be supplied later.)

Mr. WORCESTER. Before we leave the matter of the Carpenter lease I would like to introduce in evidence a statement by the district director of constabulary in reference to the condition of the road to that estate and the work that has been done upon it, and also an affidavit by Tomas A. Susano, Mr. Carpenter's Filipino associate, relative to many of these matters that have been discussed, such as the relationship between Mr. Carpenter and other would-be lessees of the estate and the feeling of the people relative to the whole matter. This statement is further certified to by Emilio Sanebez, municipal president of Novaliches, Caloocan; also a statement by Antonio Marcial, one of Mr. Carpenter's foremen. I will not take up the time of the committee to read these statements, but I would like to have them put in the record, so that the members of the committee may discuss them.

The report referred to is a statement by the assistant director of constabulary to the executive inspector of constabulary relative to the roads. Constabulary officers are required to report regularly as to the conditions of the roads over which they travel.

There being no objection, the statements were admitted to the record, as follows:

JUNE 1, 1910.

The EXECUTIVE INSPECTOR, *Manila, P. I.*

SIR: Referring to recent verbal request of the director, I have the honor to state that the road from Caloocan to Novaliches, the subject of correspondence for the last three years, is now about completed to the status of a third-class road. In dry weather vehicles of all classes can pass over it, and it is practicable for carromatas at nearly all seasons of the year. The bridge at Novaliches has been completed and makes ingress and egress to and from the town possible, which has not been the case hitherto in some kinds of weather. It is to be regretted that the Government has not found it feasible to make this a first-class road, but such as it is it will practically double the efficiency of the company of constabulary which we have had there since the early days, and in comparison is about 60 per cent better than before the work was begun. That region is the most lawless section in close proximity to Manila, having been the scene of outlawry even in Spanish times to the extent of making it necessary to station there a detachment of guardia civil.

The section patrolled by that company extends from contact with the Remontados on the east to Malabon and Navotas on Manila Bay, communication across which has heretofore been almost impracticable. The road will cheapen the cost of supplying the company and enable them to receive their supplies, pay, etc., promptly. Eventually this opening of communication should enable us to reduce crime in northern Rizal to a minimum. The senior inspector will hereafter include mention of this road in his monthly reports.

Very respectfully,

J. G. HARBORD, *District Director.*

Official copy respectfully furnished the honorable the secretary of commerce and police as the section of country herein mentioned contains some of the "friar lands" referred to in "friar-lands inquiry."

The undersigned approves Col. Harbord's statements and concurs in his opinion as to the value of the Caloocan-Novaliches Road to the public and in particular to this bureau.

H. H. BANDHOLTZ, *Director.*

[Translation.]

PHILIPPINE ISLANDS, *City of Manila, ss:*

Personally appeared before me Tomás A. Susano, of legal age, a native of Polo, Bulacan, and resident of the village of Novaliches, municipality of Caloocan, Province of Rizal, who, upon being duly sworn, deposed as follows:

1. That he is 44 years of age, having been born in the municipality of Polo, Province of Bulacan, as aforementioned, and resided in the village of Novaliches or in villages immediately adjacent thereto during his entire life until the present time.

2. That he has held various municipal offices under the Spanish, revolutionary, and American régimes in the said village of Novaliches, where he and his ancestors from time immemorial have resided and owned agricultural property.

3. That he is and always has been by occupation a farmer; that he is now, and has been since January 1, 1908, associated with Frank W. Carpenter in the agricultural venture, in the lease and purchase of certain lands by the latter in the hacienda of Tala, on which the village of Novaliches is situated, and has been since the date aforementioned, until now, and still is in general charge of the agricultural property of said Frank W. Carpenter in the development of said lands:

4. That all of said lands which were leased by Mr. Carpenter under contract, at the rate of ₱0.30 per hectare, were vacant and without claimant, having been pasture and waste lands prior to the purchase of the hacienda by the Government from the friars; that not only did these lands remain vacant after all former tenants of the hacienda had selected the lands they desired, but, by reason of their topographical and uncultivated condition, were considered practically valueless.

5. That, in addition to the reasons already mentioned, the fact that the lands in question lie in the district which from time immemorial has been frequented by lawless characters passing from Cavite and southern Luzon to Bulacan and northward, rendering it in the popular belief an unsafe place to have work cattle or other movable property, proved an additional factor deterring people from other villages who might otherwise come and locate in the district in question.

6. That since the earliest recollection of the affiant and prior thereto, according to the statements of older residents, the Government has always deemed it necessary to maintain a detachment of troops or constabulary in the immediate vicinity of the village of Novaliches to operate against outlaws and endeavor to prevent depredations by them in that district; that prior to the lease of the lands aforementioned by Frank W. Carpenter, and, although all former tenants had selected all the lands they wished from the hacienda of Tala, was leased and occupied but a small fraction of said hacienda;

7. That upon the lease of vacant lands in said hacienda by Mr. Carpenter, the affiant, pursuant to the instructions of said Carpenter, informed all persons inquiring the terms of said lease, and that although the contract in general included all theretofore unoccupied lands in the hacienda, all persons desiring to lease and purchase portions of land included within the terms of Mr. Carpenter's contract could do so, he relinquishing, as he would relinquish any prior claim he might have to the lands, provided they would take the land in rectangular parcels as it lay, good and poor, so that there would not be left to him a quantity of irregular shaped pieces and practically worthless lands;

8. That in accordance with the policy above indicated Mr. Carpenter's holdings in the hacienda were reduced by apparently about seventy-five per cent (75 per cent) of his original area, and the entire hacienda disposed of; that, so far as known to the affiant, no person desiring to secure land on the hacienda has been prevented by Mr. Carpenter from doing so and, in fact, the affiant, in accordance with instructions from Mr. Carpenter, has constantly encouraged prospective tenants to lease and purchase lands on the Tala hacienda, and transfers of rights having been made by Mr. Carpenter to Filipinos amounting



in some instances to large areas, and in no case has any payment been asked or received by Mr. Carpenter for such transfers or relinquishments; that the persons employed by Mr. Carpenter in the cultivation of lands leased by him are compensated either by share in the annual crops grown on the land or by day wages, all in accordance with the established custom and rates in the locality, and in the event of any deviation therefrom, the rates of compensation are more favorable to the laborer and in no instance less advantageous than those usually paid here; that there is no commissary or store from which laborers are required to purchase their supplies nor upon which orders for money or supplies are given, and all payments for day labor are made promptly each week in cash, and to share laborers in the course of and upon the termination of the harvest, no interest being charged any laborer or subtenant on account of advances made prior to harvest or pay day, such advances being made in many cases, as is customary in the locality;

9. That due to the work carried on by Mr. Carpenter on the lands leased by him and the supply by him of work cattle, many residents of the town of Novaliches who were without definite employment have been given an opportunity which they have gladly taken advantage of with profit and satisfaction to themselves;

10. That, so far as the affiant is aware, no person residing on the Tala Hacienda, nor any other person conversant with matters there, has complained regarding the treatment by Mr. Carpenter of his employees or fellow tenants on the hacienda; nor does it appear to the affiant that reasonable motive can be found for complaint;

11. That during the Spanish régime a passable road was maintained between the village of Novaliches and the city of Manila as a necessary means of affording communication and supplies for the detachment of troops permanently stationed at Novaliches, as well as for other public purposes; that upon the passing of the Spanish domination the maintenance of this road was neglected, due to the discontinuance of forced labor on public works, by which method the Spanish authorities had kept up this road, as it did other public works, with the result that in the year 1900 the road became practically impassable, except for pedestrians, during the entire rainy season of the year, and thereafter the affiant, together with other persons residing in the village and district of Novaliches, brought frequently to the attention of the authorities the necessity of repairing the road in question, and it is known to the undersigned that the various commanding officers of troops and constabulary stationed at Novaliches used their best endeavors to secure the repair of the road, as being absolutely essential to insure the efficiency of the garrison there; and

12. That the lands leased by Mr. Carpenter lie at a considerable distance from the extreme northern end of this road, and the benefit he may derive from the repair of the road now or for some years to come is but infinitesimal as compared with that accruing to thousands of occupants of the haciendas of Tuason and Piedad which are traversed by the road, the customary outlet for produce raised on the Hacienda of Tala being to the town of Polo, province of Bulacan, which is in entirely different direction and over a wholly different road from that connecting Novaliches with the city of Manila, and furthermore, no repairs have been made to the Novaliches-Polo Road since Mr. Carpenter became one of the tenants of the Tala Hacienda.

The foregoing is a correct statement of facts to the best knowledge and belief of the affiant.

(Sgd.)

TOMAS A. SUSANO,  
*Cédula No. F 1259187.*

CALOOCAN, RIZAL, *March 22, 1910.*

Sworn to and subscribed before me, this fifth day of November, nineteen hundred and ten.

[SEAL.]

(Sgd.)

S. FERGUSON,  
*Notary Public.*

(My commission expires Dec. 31, 1910.)  
(₱0.20 doc. stamp.)

NOVALICHES, CALOOCAN, RIZAL,  
*November 5, 1910.*

I certify that I have read and understood all the contents of the above sworn affidavit and, according to the best of my knowledge and belief, I find them correct.

(Sgd.)

EMILIO SANCHEZ,  
*Municipal President.*

[Translation.]

## PHILIPPINE ISLANDS,

*City of Manila, ss:*

I, Antonio Marcial, of legal age, foreman of laborers on the land held by Mr. F. W. Carpenter in the Hacienda of Tala, situated in Novaliches, municipality of Caloocan, Province of Rizal, having the necessary legal capacity to make this affidavit, of my own free will state:

1. That as foreman of said laborers I am in immediate charge of them and pay them their wages.

2. That the wages paid by said Mr. Carpenter vary between sixty-five and seventy-five centavos per diem.

3. That said wages are paid punctually each week and in cash.

4. That there is no system of fines or drawbacks in force against the laborers, nor is there any plantation store or other establishment from which laborers are required to secure their supplies.

5. That from personal knowledge which I have of labor conditions in the Philippine Islands, and especially in the district where the plantation is located, I can make oath that no planter or occupant of lands in the locality pays higher rates of wages, nor equal to the maximum, of those paid by me in behalf of Mr. Carpenter.

6. That, notwithstanding the payment of these rates of wages, laborers are never required to work more than eight hours per day, nor on Sundays or holidays.

7. That more laborers than are required come seeking employment, and those employed leave when they please, without being obliged, on account of cash advances or otherwise, to remain in Mr. Carpenter's employ.

The foregoing is a correct statement of facts, to which I subscribe and make oath in Manila, this 28th day of October, nineteen hundred and ten.

(Sgd.) ANTONIO MARCIAL,

Cédula No. G 98176.

MANILA, Jul. 9, 1910.

[SEAL.]

[P0.20 doc. stamp.]

Subscribed and sworn to before me this twenty-eighth day of October, 1910.

(Sgd.) THOMAS CARY WELCH,  
Notary Public in & for Manila, P. I.

My commission expires Dec. 31, 1910.

(Copy.)

ISLAS FILIPINAS, *Ciudad de Manila, ss:*

Yo, Antonio Marcial, mayor de edad, sobrestante de los trabajadores de los terrenos que F. W. Carpenter posee en la hacienda de Tala, situada en Novaliches, del Municipio de Caloocan, Provincia de Rizal, y con la capacidad legal necesaria para hacer esta declaración, de mi libre y espontanea voluntad hago constar:

1°. Que como sobrestante de los mencionados trabajadores soy su jefe inmediato y les pago sus jornales.

2°. Que los jornales que paga dicho Sr. Carpenter oscilan entre sesenta y cinco y setenta y cinco céntimos diarios en moneda filipina.

3°. Que dichos jornales se pagan semanalmente, con entera puntualidad y en dinero.

4°. Que no existe en los mencionados terrenos del Sr. Carpenter el sistema de multas y descuentos á los trabajadores, ni hay tienda ó factoría de la propiedad del repetido Sr. Carpenter ó de la que estén obligados á surtirse.

5°. Que por el conocimiento personal que tengo de las condiciones de la mano de obra en Filipinas, y especialmente en la región donde la hacienda se halla, puedo afirmar que ningún hacendero ni arrendatario paga en la localidad jornales superiores á los que yo abono por cuenta de dicho Sr. Carpenter, ni que lleguen al maximum de éstos.

6°. Que no obstante el pago de estos tipos de jornal, nunca se obliga á los braceros á trabajar más de ocho horas al día, ni á trabajar los domingos y fiestas.

7°. Que se presentan más trabajadores de los que se necesitan y que se van cuando les parece sin que estén obligados por anticipos de dinero ni por ningún otro medio á permanecer al servicio del Sr. Carpenter.

Y para que conste, por verdad lo firmo en Manila á 28 de Octubre de 1910.

ANTONIO MARCIAL.

Cédula personal # G 98176.

Expedida en Manila, Julio 9, 1910.

Subscribed and sworn to before me this twenty-eighth day of October, 1910.

[SEAL.]

THOMAS CARY WELCH,

*Notary Public in & for Manila, P. I.*

[STAMP.]

My commission expires Dec. 31, 1910.

Mr. HAMILTON. Is the constabulary largely composed of Filipinos?

Mr. WORCESTER. Exclusively so, so far as soldiers and noncommissioned officers are concerned, and a number of the commissioned officers.

Mr. PARSONS. What proportion of the commissioned officers are American?

Mr. WORCESTER. A large proportion of them are still American.

Mr. MADISON. When application is made for public lands, does the applicant take possession immediately on making his application and before it is granted?

Mr. WORCESTER. We have no objection—

Mr. MADISON. Then those who make application for lease, like these employees of the Government did, take possession of the land and occupy it and are recognized to have a certain possessory right, is not that true?

Mr. WORCESTER. They would be, in that event, recognized as having a possessory right as against others.

Mr. MADISON. What effort is made to close up these transactions and grant the applications? What time generally expires between the making of an application and the granting or execution of the lease?

Mr. WORCESTER. The effort is a personal one on the part of the officers and employees of the bureau of lands; we urge them to complete the transactions, because we are anxious to rent the lands, but we have never, to my knowledge, dispossessed any person who was in occupation and engaged in the cultivation of public land, unless it was in connection with some public enterprise; but you will understand that they must not so hold it in such manner as to interfere with other people, and if this question should arise we should of course be obliged to settle it.

Mr. MADISON. Why don't you do that in the case of the assistant director of public lands when he makes application for a thousand hectares, as in this case; why don't you say to him we are now ready to make a lease; you must make a lease or get off the land?

Mr. WORCESTER. I think that might have been done with great propriety in that case.

Mr. MADISON. Don't you think you ought to do that?

Mr. WORCESTER. Yes, sir; I think it should be done.

Mr. MADISON. I think in the case of the employees of the Government that ought to be done; I can appreciate the situation of the natives.

Mr. PARSONS. Before they have completed their experiments to determine whether they can do anything or not?

Mr. MADISON. I do not believe they should be permitted to hold applications for a long period of time after the Government is ready to make the lease. Of course, that is a matter of opinion.

Mr. PARSONS. Do they pay rent?

Mr. WORCESTER. No, sir; not until the lease is executed. They have to pay for the survey in the first instance. A survey is made in connection with the application, and the cost of the survey of a large tract may run from ₱200 to ₱500, depending on the size of the tract. In the case of a small tract the cost may run a great deal lower than ₱200.

Mr. DOUGLAS. They pay the cost of the survey, whether much or little, do they not?

Mr. WORCESTER. Yes, sir; ordinarily the cost is less than ₱200, but that will depend upon the size of the tract.

Mr. DOUGLAS. Now, then, having made applications, are the applicants required—without reference to whether they are American or Filipino—to pay the cost of the survey?

Mr. WORCESTER. Yes, sir.

Mr. DOUGLAS. And having paid the cost of the survey and taken possession of the property, he continues on that ground without paying rent until his lease is executed?

Mr. WORCESTER. I think in that case the general procedure would be to go ahead and urge him to take out his lease, but until the lease was executed he would not pay rent.

Mr. DOUGLAS. Therefore as long as he can hold the land under his application without paying rent he would do so?

Mr. WORCESTER. Yes, sir; and that is just what nearly all Filipinos and many Americans are doing at the present time.

Mr. DOUGLAS. Now, of course you can well appreciate that in our country, where the demand for land is great, such a thing would be intolerable, and the reason they tolerate it in the Philippines is because there are such vast quantities of public lands; the unoccupied area is so great that there would be no competition for it, and it would be better to have the lands cultivated than not.

Mr. WORCESTER. We hope to get the people to take up the lands, but in province after province we find that the cultivated area is but a fraction of 1 per cent of the entire land in the province, and we do not feel disposed to be severe with the people who want to occupy the land.

Mr. DOUGLAS. Do you mean to say that the percentage of cultivated land is so low as that—less than 1 per cent?

Mr. WORCESTER. In Mindoro, the cultivated land is about one-third of 1 per cent of the whole island—I can give it to you exactly—three hundred and nineteen one-thousandths of 1 per cent; a little less than one-third of 1 per cent of all the land in Mindoro is under cultivation.

Mr. DOUGLAS. What proportion of the land in Mindoro is in forest?

Mr. WORCESTER. I can not tell you that; but nearly all of the forest land on the island is suitable for cultivation.

Mr. DOUGLAS. This less than one-third of 1 per cent includes forest and mineral lands of all kinds?

Mr. WORCESTER. Yes, sir; the whole area of Mindoro. All the forest lands of Mindoro are suitable for cultivation. The soil is enriched by the falling and rotting of the leaves, and it makes the very best of agricultural land. The natives insist on clearing these forest lands because of the great crops they can get from them.

Mr. DOUGLAS. Is it any evidence that the land is suitable for cultivation when the percentage of cultivated land in Mindoro is so low?

Mr. WORCESTER. Probably the richest island in the whole group is the island of Paraqua, or Palawan, as it is now called; and the figures I give you are too high, because the figures for the island itself would be considerably lower than are those for the Province. The dense population is not on the main island, but on certain of the smaller islands. In the old Province of Paraqua, which includes the northern part of the main island and numerous small thickly settled islands, the total cultivated area is four hundred and eighty-three one-thousandths of 1 per cent, and in Paraqua Sur the total cultivated area is seventy-six one-thousandths of 1 per cent. On the great island of Mindanao, which ranks with Mindoro in the fertility of its soil, we have six hundred and thirty-one one-thousandths of 1 per cent in cultivation, or a little more than one-half of 1 per cent.

Mr. HAMILTON. Does not this cogon grass take possession of some of the lands there?

Mr. WORCESTER. Yes, sir. Cebu is almost covered with it, as well as enormous areas in Luzon, Masbate, Panay, and Mindanao. In Mindoro it is abundant on the west coast, where there are some very extensive regions covered with it.

Mr. HAMILTON. I understood Capt. Sleeper to say that the natives would cultivate pieces of this ground for three years and then have to abandon it on account of this grass; is that true?

Mr. WORCESTER. Yes, sir.

Mr. HAMILTON. At the same time I understood him to say, if I understood him correctly, that it took something like three years' time to get ground in proper condition.

Mr. WORCESTER. I think the contradiction is apparent, not real. In the first case the reference was to forest land. In the second to cogon land. When forest land is cleared, the ground is left clean, for the forest is so dense that grasses can not grow in it. Soon the cogon grass invades the land and then the native leases it and clears away more forest. If he takes up land covered with cogon grass, he first burns the grass off and plows it again and again. One of the great things we are doing in the Philippines now is to show the natives how that cogon land can be redeemed. Their own implements are very crude, and with them they can not make much headway against the cogon grass. Now, we have shown that if the land is thoroughly plowed and the roots of the cogon raked out and brought to the surface, where the sun can get at them, the succeeding growth will be comparatively light.

Mr. HAMILTON. How often must a piece of land be plowed in this process of extermination?

Mr. WORCESTER. Three or four times the first year, but the number of plowings will decrease with each succeeding year. We have demonstrated another fact; if the ground is closely pastured for two or three years, after having been burned over, other better grasses will take the place of the cogon.

The CHAIRMAN. It is nearly 12 o'clock, and as there is a demand for a quorum in the House, I think we had better suspend now, if that is the sense of the committee, and adjourn to meet on the 5th of January, 1911, at 10 o'clock a. m.

(A motion being put, the committee voted to adjourn until 10 o'clock Thursday, January 5, 1911.)



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